

**PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
CITY COUNCIL CHAMBERS
March 1, 2017**



AGENDA

MEETING CALLED TO ORDER AT 5:00 PM

ROLL CALL

ADOPTION OF MINUTES OF February 1, 2017

PUBLIC COMMUNICATIONS – *Items not scheduled on the regular agenda*

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

REGULAR AGENDA – *Discussion and possible action as outlined below*

- | | |
|--|-------------------------------------|
| 732 Crescent Tram – Determination of Significance on Additions to the historic house
<i>Public hearing and possible action</i> | PL-16-03370 21
Planner
Grahn |
| 1323 Woodside Avenue (historic location), 1353 Park Avenue (proposed location) – HDDR
– Relocation to a New Site and Material Deconstruction Relocation of the deconstructed
Significant single-family dwelling at 1323 Woodside Avenue to a new site at 1353 Park
Avenue. The deconstruction of 1323 Woodside Avenue was approved in 2009. Material
Deconstruction of a portion of the rear (west) façade.
<i>Public hearing and possible action</i> | PL-16-03376 53
Planner
Tyler |
| 1333 Park Avenue – HDDR Material Deconstruction - Removal of non-historic materials
on the Significant single-family dwelling.
<i>Public hearing and possible action</i> | PL-16-03378 157
Planner
Tyler |
| 422 Ontario Ave – Material Deconstruction –Significant designation. The applicant is
proposing panelization of the historic house and the following material deconstruction:
c.2008 concrete retaining wall and non-historic boulder wall; non-historic wood fence;
1950s concrete walls and exterior staircases; c.1941 steel pole and horizontal wood
board retaining wall; non-historic barbed wire fence; c.1941-1949 additions to the
original c.1906 cross wing; c.1941-1949 roof forms and original c.1906 roof form; post-
1950s asbestos and cement shingle siding; c.1906 floor structure and rubble stone
foundation; c.1941-1949 porches; c.1970s doors; and c.1970s and 1980s window
openings and replacement windows.
<i>Public hearing and possible action</i> | PL-15-02819 235
Planner
Grahn |
| Consideration of an ordinance amending the Land Management Code Section 15,
Chapters 2.1, 2.2, 2.3, and 2.5 regarding roof pitches and limiting the use of flat roofs to
30% of the total length of the streetscape façade.
<i>Public hearing and possible recommendation to Planning Commission</i> | PL-16-03352 309
Planner
Grahn |

ADJOURN

PARK CITY MUNICIPAL CORPORATION
HISTORIC PRESERVATION BOARD
MINUTES OF FEBRUARY 1, 2017

BOARD MEMBERS IN ATTENDANCE: David White, Lola Beatlebrox, Cheryl Hewett, Puggy Holmgren, Randy Scott, Douglas Stephens, Jack Hodgkins

EX OFFICIO: Bruce Erickson, Anya Grahn, Hannah Tyler, Polly Samuels McLean, Louis Rodriguez

ROLL CALL

Chair White called the meeting to order at 5:04 p.m. and noted that all Board Members were present.

Director Erickson announced that Anya Grahn would be conducting the HPB meetings in addition to being the project planner on specific agenda items.

Chair White remarked that at the last meeting he requested that the Board consider nominating a new Chair. He noted that it was on the agenda for this evening.

MOTION: Board Member Beatlebrox nominated Douglas Stephen as Chair of the Historic Preservation Board. Cheryl Hewett seconded the motion.

Mr. Stephens accepted the nomination.

VOTE: The motion passed unanimously.

MOTION: Board Member Beatlebrox nominated Puggy Holmgren as Vice-Chair of the Historic Preservation Board. Board Member Hodgkins seconded the motion.

Ms. Holmgren accepted the nomination.

VOTE: The motion passed unanimously.

Board Member Stephens assumed the Chair.

Chair Stephens noted that Randy Scott was the new Board member on the HPB and he asked Mr. Scott to briefly introduce himself.

Mr. Scott stated that he is a Park City Old Town resident living on Park Avenue. He was also as new member of the Board of Trustees for the Historical Society and Museum. Mr. Scott remarked that he has a deep passion for not only Park

City, but the civic responsibility they all carry. He has a true passion for maintaining Park City's history.

Chair Stephens thanked Mr. Scott for volunteering to serve on the HPB.

PUBLIC COMMUNICATIONS

There were no comments.

ADOPTION OF MINUTES

December 7, 2016

MOTION: Board Member Holmgren moved to APPROVE the minutes of December 7, 2016 as written. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

STAFF/BOARD COMMUNICATIONS AND DISCLOSURES

Planner Grahn reported that she had emailed the Board members to let them know that the RFP was available for the artist to do the artwork for this year's preservation award.

Planner Grahn stated that as the Chair, Mr. Stephens needed to sign the Certified Local Government (GLC) Grant. She noted that the grant would be used this year and through 2018 for memberships. They will do a study on character zones, expanding the boundary of the 1978 National Register District, and paying for the preservation consultant that helps with the Design Review Team meetings every Wednesday.

CONTINUATIONS - (Public hearing and Continue to date specified).

336 Daly Avenue – Relocation – Significant Garage and Chicken Coop. The applicant is proposing to relocate the existing historic garage and chicken coop to the south side of the property.

Chair Stephens opened the public hearing. There were no comments. Chair Stephens closed the public hearing.

MOTION: Board Member Holmgren moved to CONTINUE 336 Daly Avenue to a date uncertain. Board Member White seconded the motion.

VOTE: The motion passed unanimously.

REGULAR AGENDA – Discussion, Public Hearing and Possible Action

1. 1063 Empire Avenue – Material Deconstruction – Significant designation. The applicant is proposing a remodel restoration: Secure existing structure for lifting; build new concrete foundation with basement and garage additions; re-position and anchor home on new foundation; restoration/renovation of historic home with a rear addition.

Planner Grahn noted that she would be reviewing the application for Ashley Scarff, the project planner, who was not able to attend this evening.

Planner Grahn reported that in 1892 the pyramid roof cottage was constructed. She presented the 1892 Sanborn map which showed how the structure looked at that time. A full-width front porch wrapped around on to the south and there was an L-shaped addition. The L-shaped addition was removed by 1907, but the shape of the house remained the same through 1941. Planner Grahn referred to the historic photos included in the Staff report, and noted changes that occurred between the 1940s tax photograph to 1981. The north half of the porch was enclosed, the entry door was moved to south wall, the vertical siding was replaced that was possibly hiding some type of foundation, and a new concrete foundation was poured. By 1995, the porch that had wrapped around to the side was enclosed. The window openings were replaced with new vinyl windows.

Planner Grahn commented on the material deconstruction. The first was that the house would be lifted and raised two feet in order to pour a new concrete foundation. The next step would be to remove the porch enclosure and restore the full width of the front porch. Next would be to restore the window openings. Planner Grahn explained that when the side wrap around porch was enclosed, the space became interior living space. Rather than to restore the original window opening, the applicant was proposing to shift the window opening over slightly in order to maintain the same appearance shown in the tax photo.

Planner Grahn understood that it was unusual not to restore the original window opening, but the intent was to keep the visual asymmetry of the house.

Board Member Hodgkins asked if the comments regarding door openings also included the garage door opening. Planner Grahn replied that they could discuss the garage door opening; however, at this point they were only talking about the windows.

Board Member Scott understood that the old vinyl windows were being replaced. He assumed that when the windows are replaced it would be to the ratio of normal historic windows. Planner Grahn stated that the windows would be

restored to the appearance shown in the historic photograph. Any new windows installed on a historic structure are required to be wood. Aluminum clad windows are allowed on an addition to the historic structure or on the basement level.

Chair Stephens asked Planner Grahn to identify which window would be moved slightly from its original location; and he asked why it was not being put in the same place.

Jonathan Gray, the project architect, explained that the symmetry of the pyramid roof over the form below with the old porch before it was filled in cut that back. Looking at it as a single unit, placing the window further to the left would bring back a symmetrical appearance to the front of the house and balance those two windows. Chair Stephens asked if the porch on the south side created the change. Mr. Gray answered yes.

Board Member Hodgkins commented on garages in general and how they allow the garage entrance to be at the front of the house, which significantly changes the historic feeling and the façade. Whether or not the windows are historic, he thought they need to recognize that the façade of the house with the garage underneath it significantly alters the original look of the house. Even if the house is only raised two feet, it requires significant changes to the landscaping, and the house looks a story taller than it did originally. Board Member Hodgkins believed the addition of the garage was the piece that detracts from the historic nature. He thought the infill of the porch and not having the garage was closer to the original design than what was being proposed.

Chair Stephens stated that if the window was not going back to its historic location, it somehow needs to be documented on the building. He asked if that was an issue for concern. Mr. Stephens pointed out that if it was being moved to make it more symmetrical, he would not want to make it worse by having seams in the siding.

Mr. DeGray realized it was an unusual situation. He would be more comfortable leaving it in its original location and leaving the seam in the siding on the front as it is, rather than trying to move it over. Chair Stephens clarified that he was not opposed to moving the window, but he was struggling with how to deal with this type of situation in the future because it would set a precedent.

Chair Stephens agreed with Board Member Hodgkins regarding the garage doors.

Board Member White asked for the location of the garage door in relation to the porch and the front of the house. Mr. DeGray replied that the garage door is set back at the wall of the building and it would create a shadow line. Mr. White noted that landscaping would mitigate the garage door. Mr. DeGray pointed to

the east elevation and noted that the walls were at their tallest point at the porch to support the porch, but the walls diminish as they get closer to the street because the slope of the grade comes down to the street level. At that point he estimated a height of three or four feet.

Board Member Beatlebrox thought the house was already high. Mr. DeGray answered yes. It is an uphill house and there are steps that lead up to the main level. He explained that the adjustment in elevation is within the two foot allowed by Code, but it is minimal and would allow for the driveway to be flat going into the house. Mr. DeGray stated that very little adjustment is needed to make the garage work.

Chair Stephens believed the primary issue was the garage and moving the house. However, it is next to the 11th Street stairs and there was little or no opportunity to come into the house from that side. He suggested that the Board discuss the other items and come back to the garage.

Planner Grahm commented on replacing the existing vinyl window, as well as the proposed window and door changes. She noted that the portion of the porch that was enclosed is a non-historic addition. The applicant was proposing to remove those windows and doors and add French doors and a new window.

Planner Grahm stated that the non-historic wood deck on the south side would be reconstructed. It is not historic but the applicant would like to keep it; and it does not take away or detract from the historic building.

Planner Grahm commented on the removal of a non-historic rear concrete addition. It appears that at some point a shed roof addition was added across the back, and it was probably extended in the 1950s or 1960s and it was filled in with concrete blocks. The applicant was proposing to remove it in order to accommodate the new addition. As part of the rear addition, approximately 16 feet of the historic wall would be removed along the historic shed roof addition. It would also go on to the roof and replace the dormer, which is also not historic and was likely built in the 1980s.

Planner Grahm stated that the next item was removal of the historic chimney. There was not a photo of the chimney, but Planner Grahm believed it was at the center of the flag portion of the pyramid roof.

Planner Grahm stated that the houses they have looked at in the past have usually been cross wings. When they talk about chimneys they usually try to preserve the one that is more on the front part of the house that can be seen from the street. If there is a secondary chimney it is on the back and usually served a kitchen or a wood stove and was not meant to be seen from the street. Planner Grahm stated that the chimney on this house is unusual because it is one

of the first pyramid roof houses they have looked with this configuration where the chimney is centered on the flat portion of the roof. She remarked that in some cases the applicants were asked to reconstruct the chimney using the existing brick just to maintain the historic chimney; and in other cases the chimney was removed because it was secondary and the chimney on the primary façade was restored. The applicant was requesting feedback from the HPB regarding the chimney.

Chair Stephens thought the chimney should be reconstructed and restored to be consistent with has been done in the past. He assumed the chimney would not be functional, in which case they could restore just the visible portion.

The Board concurred with Chair Stephens regarding the chimney.

Planner Grahm stated that the last item for discussion was the non-historic concrete wall that was added in the 1980s. A portion of the wall would have to be removed in order to get the garage underneath that portion of the house. She reiterated that the wall is not historic and does not contribute to the historic integrity of the site.

Board Member White Hodgkins recalled an earlier photograph that showed a different wall. He assumed that historically there was a wall there. Planner Grahm agreed that an earlier photos show some type of a railroad tie retainer. By 1995, photos showed the concrete wall that exists today.

Board Member White asked if the applicant was planning to repair the wall and then face it with stone. Mr. DeGray replied that because it was not a historic wall they were planning to replace it with a stone veneer wall. That was proposed on the HDDR drawings.

Chair Stephens commented on a home on Lower Park Avenue that was restored but did not have a garage. He asked if the owner chose not to do a garage or if it was impossible to have a garage. Planner Grahm stated that under the LMC, historic properties are exempt from the parking requirement in an effort to encourage good preservation. New houses and new construction need to provide two parking spot, and parking is a luxury for historic houses. Planner Grahm stated that a couple of things are challenging on Park Avenue. One is meeting setbacks and the other is not being able to go underground because Park Avenue is in the flood plain and a basement is not possible. In addition, because of the topography, digging deep under the house would not be allowed on a flat lot. Hillside lots work better for a garage because they become a basement and they are mostly concealed except for the garage door.

Planner Grahm remarked that some of the other issues on Park Avenue tend to be the setback and the relationship on the street. There is usually not an

opportunity to put an accessory structure at the front of the house or to add an addition to the front of the house because it would detract from the historic look. Planner Grahm knew of a few cases on Park Avenue where lots were bought so the front of the house is on Park Avenue and the back of house is on Woodside, which can accommodate a garage. Chair Stephens recalled a number of houses on Daly Avenue that were raised and a garage was placed underneath.

Chair Stephens asked about the Design Guidelines that minimize the impacts of the garage door. Director Erickson referred to Section D-4.2 of the existing Design Guidelines, which addresses garage underneath structures. They also went through a photographic study that Planners Grahm and Tyler had put together when they started on the revisions to the Historic District Guidelines; and they talked about the effect of garages and the effects of retaining walls regarding the garages. During that discussion there was no talk of not doing the garage. The discussion was whether it was right or wrong and the effect of the garage door. Director Erickson stated that he and Planner Grahm believe that the City should do nothing that penalizes the historic homeowner's opportunity to redevelop. It is a balance of historic preservation and not penalizing the owner of a historic home. Done correctly, they would allow the less than two-foot height raising of a building on the uphill side, and the proper shadow lines on the garage door. That was the philosophy behind how the design guidelines were set up.

Planner Grahm pointed out that the revisions that were made a year ago with the garage study have not been approved by City Council. Therefore, they were still working with the Design Guidelines that are currently in effect.

Chair Stephens clarified that the Staff thought this met the Design Guidelines. Planner Grahm answered yes. She believed the applicant had done a good job in meeting the Design Guidelines. She noted that this is a Significant home and it is not eligible for the National Register. For that reason, they have more flexibility than they would if it were a Landmark house because a garage beneath a Landmark house could take away its National Register listing. Planner Grahm noted that in this case, the basement addition does not extend beyond the wall planes. The porch will cantilever over the garage wall, which will help create a shadow line and minimize its appearance. She stated that the site will be regraded after construction of the addition. The garage door measures 9' x 9' which keeps that small scale.

Director Erickson stated that the other conclusions resulting from their discussions was that the retaining walls in front of these houses not related to the garage were more impactful than the garage itself. He noted that the Staff was comfortable in this case.

Board Member Beatlebrox understood why the applicant wanted to make the two windows symmetrical. She did not have a strong opinion either way and she was

fine with either moving the window or leaving it where it is. Ms. Beatlebrox noted that the door was already off center, and she was delighted that the applicant wanted to restore the porch.

Board Member Holmgren was comfortable with what was proposed. Board Member Hodgkins did not have further comments. Board Member White was comfortable with the proposal, including the garage door. Board Member Hewett had no further comments. Board Member Scott liked what was proposed.

Planner Grahn stated that a motion should include a condition of approval that requires the applicant to restore the historic chimney in its original location.

MOTION: Board Member Scott moved to proceed with three conditions; 1) that the Chimney is restored to visual approval that meets the historic guidelines; 2) that moving of the window is allowed per the drawings; and 3) the garage with the setbacks and dimensions is allowed, based on the Findings of Fact, Conclusions of Law and Conditions of Approval outlined in the Staff report. Board Member Beatlebrox seconded the motion.

VOTE: The motion passed unanimously.

Findings of Fact – 1063 Empire Avenue

1. The property is located at 1063 Empire Avenue, Lot 1 of the Floden Subdivision.
2. The historic site is listed as Significant on the Park City Historic Sites Inventory.
3. Sources list conflicting dates of construction of the single-family dwelling, but the original owner purchased the property in 1892. The Summit County Recorder lists the date of construction as 1904.
4. The pyramid house has largely retained its original form, with minor additions made over time.
5. Development on this property has spanned across three (3) of Park City's designated Historic eras, including the Settlement and Mining Boom Era (1868-1893), the Mature Mining Era (1894-1930), and the Mining Decline and Emergence of Recreation Industry Era (1931-1962).
6. The Historic Sites Form notes the Era of Significance as the Mature Mining Era (1894-1930).

7. On August 15, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1063 Empire Avenue. The application was deemed complete on August 29, 2016. The HDDR application is still under review by the Planning Department.

8. The applicant is proposing the following Material Deconstruction: Demolition of nonhistoric foundation elements, restoration of full-width front porch with restoration of street-facing entryway and original roof form, reconstruction of non-historic wood deck, restoration of original window and door openings, removal of non-historic rear addition, removal of rear dormer and portion of historic walls, removal of historic chimney, and cutting of concrete retaining wall.

9. Staff finds that the pre-1981 concrete foundation is non-contributory to the historic integrity of the historic house and the material deconstruction is required for the rehabilitation of the building.

10. Staff finds that the ca. 1981 enclosure to the north of the front porch is noncontributory to the historic integrity of the Significant house, and the material deconstruction is required for the restoration of the original full-width porch.

11. Staff finds that the material deconstruction of the current windows and doors is required for the successful restoration and renovation of the building. The addition of the French doors on the south side of the house is beyond the midpoint of the historic house and will not be visible from the right-of-way; staff finds that this proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.

12. Staff finds that the non-historic deck is non-contributory to the historic integrity or historical significance of the site, and the proposed exterior change will not destroy the exterior architectural features of the subject property that are compatible with the historic site.

13. Staff finds that the non-historic rear addition is non-contributory to the historic integrity or historical significance of the structure or site.

14. Staff finds that the material deconstruction outlined above is required for the proposed renovation and rehabilitation of the building, structure, or object. Additionally, the proposed scope of work mitigates, to the greatest extent practical, any impacts that would occur to the historical significance and architectural integrity of the building.

15. Staff finds that the proposed exterior changes should not damage or destroy the exterior architectural features of the subject property which are compatible

with the character of the historic site and are not included in the proposed scope of work.

16. Staff finds that the non-historic concrete retaining wall is non-contributory to the historic integrity or historical significance of the structure or site, and removing a portion of it to accommodate a driveway is necessary for the rehabilitation of the home.

Conclusions of Law – 1063 Empire Avenue

1. The proposal complies with the Land Management Code requirements pursuant to the HR-1 District and regarding historic structure deconstruction.

Conditions of Approval – 1063 Empire Avenue

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on November 3, 2016. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.

2. Where the historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing historic materials, the applicant shall demonstrate to the Planning Director and Project Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No historic materials may be disposed of prior to advance approval by the Planning Director and Project Planner.

3. Any deviation from approved Material Deconstruction will require review by the Historic Preservation Board.

4. The historic chimney shall be restored in its original location.

WORK SESSION – Discussion only, no action taken

Design Guidelines for Historic Districts and Historic Sites

Planner Grahn stated that an objective this year was to look at new guideline revisions for both residential and commercial buildings. She and Planner Tyler have spent a lot of time looking at what other cities do, how they handle infill and look at things. They were bringing it to the HPB for input to gauge the direction they should be taking. Planner Grahn pointed out that Park City does not want to

be Williamsburg; but not so loose that they lose the integrity and character of the District, or lose the National Register nominations.

Planner Grahn stated that before looking at other cities, she did a wrap-up of what they have in Park City. The biggest styles are the hall-parlor, the crosswings, and the pyramid roof cottages. All three were different styles of Victorian architecture. A number of the details seen around town that existed historically were made possible because the railroad came to Utah. They could be mass produced either in the East and brought out, or the equipment was brought to Utah so they could be built.

Planner Hannah Tyler stated that another, but less prominent style of architecture found in Park City, is the crossman style. The typical forms are the front gable, clipped gable or the hip roof. Some of the defining features are short and square columns, deeper overhangs with boxed or enclosed eaves, and prairie inspired windows and doors.

Planner Grahn commented on the A-frame structures. After World War II, as the car became more accessible to Americans, people spent their leisure time at a vacation house. The A-frames were easy to construct and many were built throughout Park City starting in the late 1960s and early 1970s.

Planner Tyler stated that the Design Review Team gets a lot of proposals for Mountain Modern structures. The structures are boxy and have sharper angles, and most have a flat roof. There is also more glass than what was seen historically, as well as a combination of materials that often articulate the different modules that were connected to make the larger structure.

Planner Grahn presented examples of architecture from four different communities; 1) Williamsburg, VA; 2) Breckenridge, CO; 3) Madison IN; 4) Telluride, CO; and 5) George Washington University Neighborhood, Washington DC. Williamsburg was an actual living city and the residents were moved out. Anything that was not a 17th or 18th Century building was demolished. Stringent design guidelines require that any structure built in the Old Town area had to look like pre-Revolutionary or Revolutionary War era architecture.

Planner Tyler noted that Breckenridge was not as stringent as Williamsburg, but they definitely have a much more conservative approach to historic preservation than Park City. Breckenridge encourages infill that mimics much of the historic materials and mass and scale of the historic structures. They would like the historic details to be brought into the new infill. Breckenridge also encourages modules. The Staff has explored that for Park City as they look at new construction to encourage smaller pieces that are pieced together to make a larger house. The smaller pieces help maintain the mass and scale of the historic structures throughout the District.

Planner Grahn stated that Madison, Indiana is one of the most beautiful cities along the Ohio River. It was designated a National Historic Landmark in 2006, which is an even bigger honor than being on the National Register. Madison Indiana has many 19th and early 20th Century buildings. The examples she chose to show this evening were more in scale with the time that Park City was developed. Planner Grahn stated that Madison hones in on compatibility as being scale, height, materials, orientation, shape, placement, rhythm and pattern of openings; so it relates to the historic district overall, but it clearly reads as being a new building.

Planner Tyler stated that Telluride has the same issues as Park City in terms of being a mountain town. They are not as strict as Breckenridge, but they focus on infill that adds to the overall visual continuity of the District. Telluride looks at the similar features of a building, such as traditional historic scale, pedestrian oriented design, setbacks, mass and scale, simple forms, materials. Planner Tyler remarked that their infill is new, but it strongly reflects the mass and scale, proportions and form of the historic structures. They would like to adopt elements of the historic structure and apply them in a more modern fashion. Planner Tyler stated that this was more the direction they would recommend for Park City.

Planner Grahn presented a photo of an addition in the George Washington University Neighborhood in Washington, DC. She noted that the building to the left was built in 1926. The addition on the right was built in 1984. She stated that Washington DC is good at their design guidelines, but their idea of compatibility is more about location, size, materials, and overall appearance. They want to make sure that their historic buildings can be rehabilitated and reused. Planner Grahn pointed out the number of changes to the building that deviated from the historic. She asked the Board members for feedback on this approach.

Board Member Hodgkins did not believe it was that different from the example photos they showed from Telluride. It looks of its time period. He thought the question was whether in 15 years, people would still want whatever they approve now.

Board Member Scott stated that in the 1980s the design elements strayed from what was normally seen. He could definitely see a difference in the Telluride example with the materials, but the size and scale seemed relatively consistent. He favored Telluride's approach.

Director Erickson referred to the Washington DC photo. He remarked that the Staff thought it went too far because the '80s becomes too stylized. It was easy to recognize the new period by the half windows. That is not the intent of the Guidelines. The Guidelines intend to illustrate that the new construction is not

the historic construction, but not make it so iconic that it becomes a style unto itself. Since he and Planners Grahm and Tyler are more historic district preservationists, rather than strict icon preservationists, they are more concerned about rhythm and scale and reducing the icon of new construction.

Board Member Scott stated that going back to the beginning of the presentation where they showed glass structures and straight and flat roofs, he believed it would be a short period of time before Park City will be able to say they know when that was built because of the style. Director Erickson agreed. Using 1134 Lowell as an example, he noted that because of the nature of Lowell, the contemporary design sticks out because of the mass and scale; not necessarily because of the materials. It dates itself differently than the district they were trying to protect.

Planner Grahm stated that in looking at the different communities, and listening to feedback from the HPB as they went through the design guidelines for historic structures, she presented how they should proceed. Using infill that has a traditional form, such as a crosswing or pyramid roof, they should be using more modern materials because that will help it be more distinct than the historic pyramid roof next door. If using a more modern form, it should be toned down by using more traditional materials because it helps it blend in with the district.

Planner Grahm noted that last year they talked at length about compatibility and determined that it was mass, scale, the shape or form of the building, and using modules. She believed there is a time and place for flat roofs. Based on feedback from the HPB, it should not be the primary roof form, but if it is, it should not be as visible from the street because it sets the tone. Planner Grahm stated that they will look at that further as they go through the LMC revisions for flat revisions.

Planner Grahm stated that the ratio of openings to solids needs to be consistent with historic structures. Walls of glass will detract from adjacent historic buildings. They want to encourage porches as a traditional form of development, and helps bring these building to relate more to the streetscape. Stepping uphill or downhill as necessary, particularly on new construction and infill on Main Street.

Planner Grahm asked if the HPB agreed with the Staff proposal or whether they had missed something.

Board Member Hodgkins thought it assumed that any location within Old Town should be treated similarly. He recalled the study about different zones and what was more common in certain areas within the town. Mr. Hodgkins stated that he would like to keep the characteristics that they discovered were common within those locations and created those zones within Old Town remain distinctive and

not just have something written where anyone can do the same thing in any location. Planner Grahn stated that they were having a consultant put together a character zone study that will help define those character defining features in each neighborhood, and lay those on top of the guideline revisions.

Director Erickson thought it was a valid suggestion and asked if the Board concurred that it was better to individually address each of the neighborhood character zones. He believed it would help tell the story they were trying to tell by maintaining the character and not being so linear in their analysis. Director Erickson noted that they were taking cues from the Denver historic districts and their character zones. They were also taking cues from Minneapolis. If the rest of the Board was comfortable with that, the Preservation Staff could make it work. The Board concurred.

Board Member Beatlebrox noted from the presentation that Breckinridge said has said that two approaches to choosing an appropriate style may be considered. The first approach is to distinguish old buildings from new one by variations in their architectural character. The second approach strives to blend the new with the old by using the historic styles of the District. Ms. Beatlebrox found it interesting because it gave a lot of leeway to do one or the other to avoid just cookie cutter and imitation. There leeway for things to be distinguished. She liked the idea of two approaches.

Board Member Hodgkins agreed because it also allows the homeowner to have some kind of leeway and to keep structures built in the same time period from looking the same.

Board Member Hewett remarked that Park City errs on the side of avoiding duplication. She believed there was so much variation because many of the houses have been changed since they were first built. She thought very few houses look identical. Ms. Hewett did not share the same concern about ending up with copycat rebuilds if everyone has the opportunity to make things look more historic. She agreed that allowing more flexibility would be good. Ms. Hewett used the example of orientation, which is so restrictive that very little ornamentation is allowed because it was not part of the historic periods.

Board Member Holmgren liked the idea of the neighborhood zones because some places in Old Town are very different from other places. When she used to walk her dogs she was genuinely shocked at the difference between Woodside and Empire.

Director Erickson stated that they talk about wanting to make sure that the new infill can be distinguished from the historic, but the new is not disruptive to the neighborhood. They want to give flexibility in historic preservation without

disrupting the overall neighborhood character. “Distinguish not disruptive” are the watch words.

Chair Stephens thought Director Erickson made a good point. He understood that the objective this evening was for the HPB to provide direction. He asked if the Staff felt they were given adequate direction from their comments.

Planner Grahn stated that when they come back next month with Design Guideline revisions for new construction on residential properties, they will include the highlights of their conversation this evening to see how they were reflected in the guidelines and whether they need to be altered.

Chair Stephens thought it was important to encourage design with the values that Director Erickson had outlined.

Board Member Hodgkins stated that as they look at historic homes and have the guidelines where the historic home is usually street fronted and there is transitional element and more volume in the back, he asked if the new guidelines would keep that similar pattern. In looking at the historic streetscape, they should want the smaller volumes of the houses that are closer to the street to keep the same rhythm and pattern.

Planner Grahn agreed. She thought the LMC does a good job of that for uphill lots because it requires a step at 23 feet. They will definitely look at incorporating his suggestion into the guidelines, because a lot of it will have to do with the perceived mass and scale of a neighborhood.

Board Member Beatlebrox referred to page 37 of the Staff report regarding Telluride, which talks about providing open space in commercial projects that will be perceived as a public amenity. She knows there is not as much room in Old Town as there is in Telluride, but it is nice to have open space as a public amenity. She used the corner of Heber and Main as an example. Ms. Beatlebrox was unsure if that could be done in Park City, but was struck by that as a guideline.

Chair Stephens called for public input.

Ron Whaley stated that in 1982 he was on the Historic District Commission doing exactly what they were doing this evening. He was struck by the virtual similarity between the conversation of 1982 and the conversation this evening. Mr. Whaley commented that the character of zones and the underlying lots in conjunction with the underlying topography. For example, going up Daly Avenue, the accessory buildings on the left-hand side are out in front because they are accessible. The houses are in the back because that is where they had to go because of the lot limitations. He noted that there is a creek coming down Daly

Avenue, but the homes were built behind the creek. Therefore, there is the road, the creek, and then the structures. The creek flooded in 1984 and was thereafter was culverted. The position of those homes based on the hillside, the creek, and the dedicated road. What appears to be a neighborhood by design was a neighborhood built by where building could occur and why. Mr. Whaley stated that that portion of the subdivided Park City happened well after the typical 25' x 75' lot. He remarked that there was an underlying matrix of different lot sizes, couple with the street, the old stream and the hillside. It is different on the right side of the street where there are extreme physical constrictions from the hillside. Mr. Whaley stated that the rolling history of the town was in time and geography. What they see as a neighborhood was largely there by virtue of the landscape and the time that they built.

Sean Kelleher, a resident at 409 Echo Spur, stated that he was the developer of the project at Echo Spur. Mr. Kelleher thanked Anya, Hannah and Bruce Erickson for bringing together a number of people in town to talk about some of these issues. He stated that Echo Spur was not happenstance. When they started to work on that project a few years ago, they came to the Planning Department and asked what they wanted to see. The project is in the HR-1 zone and is not considered infill. The houses to the west are Ontario in HR-1. To the east is not HR-1, and it is more of a 1990s type of development. There are more historic homes closer to Deer Valley Drive. Mr. Kelleher stated that even though it was not infill, the project was new and wide-open slate. In conversations with Planning, they wanted something that was more mountain modern, and they discussed what might or might not work. They were looking for good houses that met the general plan guidelines, but was also in line with what Planning wanted. Mr. Kelleher commented on the number of flat roofs around Old Town. Mr. Kelleher stated that in his project they also considered issues of sustainability, storm water management and other things that benefit from having a flat roof. There is less runoff with flat roofs and as the snow melts it is stored on the property. Mr. Kelleher stated that he wanted to take a pragmatic approach with his project at the time for what they thought was the right way to do it, and they came up with that concept.

Cindy Matsumoto did not object to flat roofs on Echo Spur, but she found the flat roof on 1131 Lowell to be disruptive. As they move forward, she would like to limit where flat roofs are allowed. She finds them disruptive to the rhythm of the street. Ms. Matsumoto could see where flat roofs might have a place in other neighborhoods, but not on Old Town streets.

Chair Stephens close public input.

Planner Grahn stated that a few months ago they were looking at applications coming forward and what the Planning Department was currently working on. In the past the staff would provide a quarterly list of ongoing or active Historic

District Design Review and the pre-historic District Design Review Applications. Louis Rodriguez had prepared a list that was given to the Board members this evening. Director Erickson noted that 146 permits were either in process or were processed in 2016.

Annual Legal Training on Open Public Meetings Act

Assistant City Attorney McLean conducted the annual legal training on the Open Public Meetings Act. She reminded the Board Members to update their disclosure forms. Ms. McLean stated that the LMC Code was updated online and it was very accessible and searchable. If any of the Board members wanted a hard copy of either the LMC or the Historic District Guidelines they should contact Louis.

Assistant City Attorney McLean reviewed the authority and purpose of the Historic Preservation Board. She noted that the HPB used to be an appeal authority for Historic District Guidelines. However, the Code was changed and they are no longer an appeal authority because the Board was now involved with reviewing historic material deconstruction, as well as providing input if a home is being rotated, moved, or panelized. The HPB continues to do the Determinations of Significance. Ms. McLean outlined additional duties that the City Council may ask of the HPB. Most of the duties remained the same; however, one change is that the City Council may ask the HPB to be part of the Design Review on city projects outside the Historic District.

Assistant City Attorney McLean reviewed the requirements of the Open Public Meeting Acts. The most important item was abiding by the spirit of the act. The Open Public Meetings Act makes sure that the Board acts in a transparent manner in the public eye, that the meetings are recorded and that notice is given. Ms. McLean stated that the Act only applies to meetings. If the Board members attend the same public event, that is not considered a meeting as long as they do not discuss business. Ms. McLean reminded the Board to be careful about having a meeting after the meeting and email communications. If emails get GRAMA'd their computer is searched for other emails.

Assistant City Attorney McLean read from the Act, "Citizens are entitled not only to know what government decides, but to observe how and why". Even if people disagree, when they see how a decision was reached it adds a lot of understanding. State law requires that the meeting occur in one permanent location. Ms. McLean stated that the HPB has not requested for people to participate electronically. If there is an interest she was willing to talk about it, but it was not encouraged because so much of the meeting is visual.

Assistant City Attorney McLean thanked the Board members for their service.

The meeting adjourned at 6:18 p.m.

Approved by _____
Stephen Douglas, Chair
Historic Preservation Board



Historic Preservation Board Staff Report

Planning Department

Author: Anya Grahn, Historic Preservation Planner
Subject: Historic Sites Inventory
Address: 732 Crescent Tram
Project Number: PL-16-03370
Date: March 1, 2017
Type of Item: Administrative – Determination of Significance for Additions

Summary Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and determine whether the additions to 732 Crescent Tram, designated as a Landmark structure on the Park City Historic Sites Inventory (HSI), are historic in accordance with the attached findings of fact and conclusions of law.

Topic:

Project Name: 732 Crescent Tram
Applicant: Old Town Lands, LLC (Represented by Tom Peek)
Owners: Old Town Lands, LLC
Proposal: Determination of Significance for Additions

Background:

The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, currently includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites. Since 2009, staff has reviewed Determination of Significance (DOS) applications with the HPB on a case-by-case basis in order to keep the Historic Sites Inventory (HSI) current. The existing structure at 732 Crescent Tram was added to the Inventory as a Landmark Structure based on a reconnaissance level survey by then-Historic Preservation Consultant Dina Blaes in 2009.

On August 23, 2015, Staff received an HDDR pre-application to discuss the historical significance of some of the structure's rear additions. The property owner would like to remove the non-historic additions, mothball¹ the structure, and then move forward with a plat amendment to create two lots of record at this site. The historic house would be renovated following recordation of a future plat amendment and an addition may be constructed at that time.

The applicant received a non-structural interior exploratory demolition permit in 2015. The exploratory demolition has afforded greater understanding of the development of this house, and has allowed staff to determine approximate dates of construction for the additions based on materials and construction methods. Site visits have been made by

¹ Mothballing is the act of closing the building temporarily to protect it from weather as well as securing it from vandalism.

former Chief Building Official Chad Root, Historic Preservation Consultant Anne Oliver, and Planning Department staff.

The Planning Department received a Determination of Significance (DOS) application for the additions on the historic house on November 14, 2016; it was deemed complete on November 17, 2016. Because of the limited information available on the Historic Site Form, staff has conducted additional research to determine the developmental history of this Landmark house and the historic significance of the rear additions. The purpose of this staff report is to have the HPB review the criteria to determine the historical significance of the rear additions on the west and south sides of the house.

The applicant is aware that this DOS application only determines the historical significance of the additions. The Historic Preservation Board (HPB) will have to review and approve the removal of these additions and/or any additional historic materials as part of a larger rehabilitation project through the Material Deconstruction process.

History of the Structure:

According to the Summit County Recorder's Office, this house was constructed c.1904. Physical evidence confirms that the house was originally constructed as a one-room single-cell house, facing north. Single cell houses, common in Utah between 1847 and 1910, generally consisted of single square or rectangular unit that created a single room. Single cells were often constructed with the intent to expand in the future and their simple design facilitated the addition of a second cell to the original to create a hall-parlor or even a second level.

By the 1907 Sanborn Fire Insurance Map, the single-cell house at 732 Crescent Tram had been expanded to the west, to create a more traditional rectangular hall-parlor form. Additionally, a rear addition had been constructed on the eastern half of the rear (south) elevation. At the time of its construction, the site was located outside of the Townsite survey and adjacent to the Crescent Mining Company's Tramway (Crescent Tramway). The house was also only 8 feet from the neighboring structure at 736 Crescent Tram (now demolished).

The house was likely expanded by Archie Wilson who took out a mortgage on August 6, 1906. Not much is known about Archie Wilson, but he did transfer ownership to his wife Mary Wilson in 1919. It is unclear when the Wilsons sold the house. The house remained largely unchanged from 1904 through 1929.

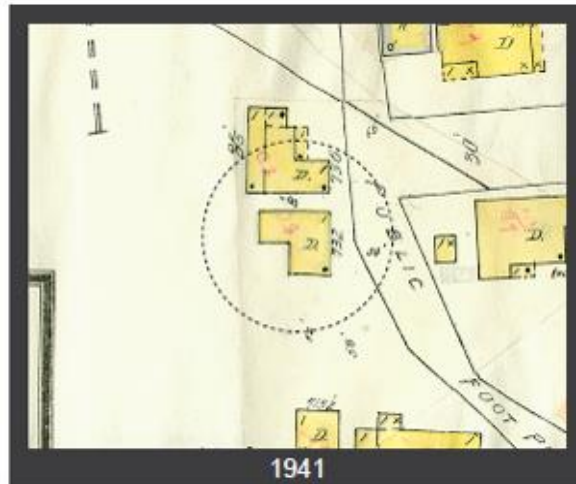
What is unusual about this house is that the hall-parlor form is facing north, with its side elevation facing the public footpath and 8th Street to the north. The north-facing orientation likely originated with the c.1904 single-cell house. At the time of its construction, the original builder may not have anticipated how the house would be expanded and so it did not matter that the house faced north towards its neighbor. Over time, the house was expanded to the west in order to create the hall-parlor form and the north-facing entry remained. The two cells on the west side were living areas and the c.1907 addition that created the "L" was a bedroom. Had the builder expanded the

living areas to the south of the original single cell, the building would have become a cross-wing and the entrance would have had to be relocated to the east façade, facing Crescent Tram.



In 1926, Carl Winters took a job at the Park City High School. Winters lived in the house with his wife and three daughters for twelve years. His daughter Marie remembered the house only consisting of “a kitchen, bathroom, dining room, front room, and one bedroom.” This is consistent with the Sanborn Maps that show the original hall-parlor form along with a rear addition to the south.

During the Winters’ ownership of the house, Marie remembers her father making a number of improvements. She recalls that he “tore off the kitchen and bathroom and made them new.” It is unclear if the kitchen was simply renovated or if it was completely demolished and rebuilt. Per the applicant’s analysis, this kitchen addition to the west of the original single cell has newer building materials; however, it maintained the original footprint that was evident in the Sanborn Fire Insurance Map of 1907. Winters also constructed a new stairway along the west wall of the c.1907 rear addition for access to the second level he built. It appears that Carl Winters also added an extension to the c.1907 rear addition and constructed a root cellar at the far front end of the kitchen extension. The porch seems to have been constructed by 1941 as well as seen in the c.1941 tax photograph.



This 1941 Sanborn Fire Insurance Map does not depict the rear addition to the south of the original ell, nor does it show the second story addition and porch.

The Sanborn Fire Insurance maps were originally used to assess fire insurance liability. They became popular in the U.S. following the Civil War when population growth led to a construction boom in an effort to rebuild the South and settle the West. As staff and the HPB have discovered in Park City's Sanborn Fire Insurance Map Collection, the maps were often updated following 1907 with trace paper. As firefighting capabilities improved, less attention was paid to accurately updating the maps. For that reason, the changes to 732 Crescent Tram seen in the historic tax photograph may not have been documented in the 1941 Sanborn map.



c.1941 Tax Photograph shows the rear in-line addition as well as the rooftop expansion Carl Winters added between 1926 and 1938.

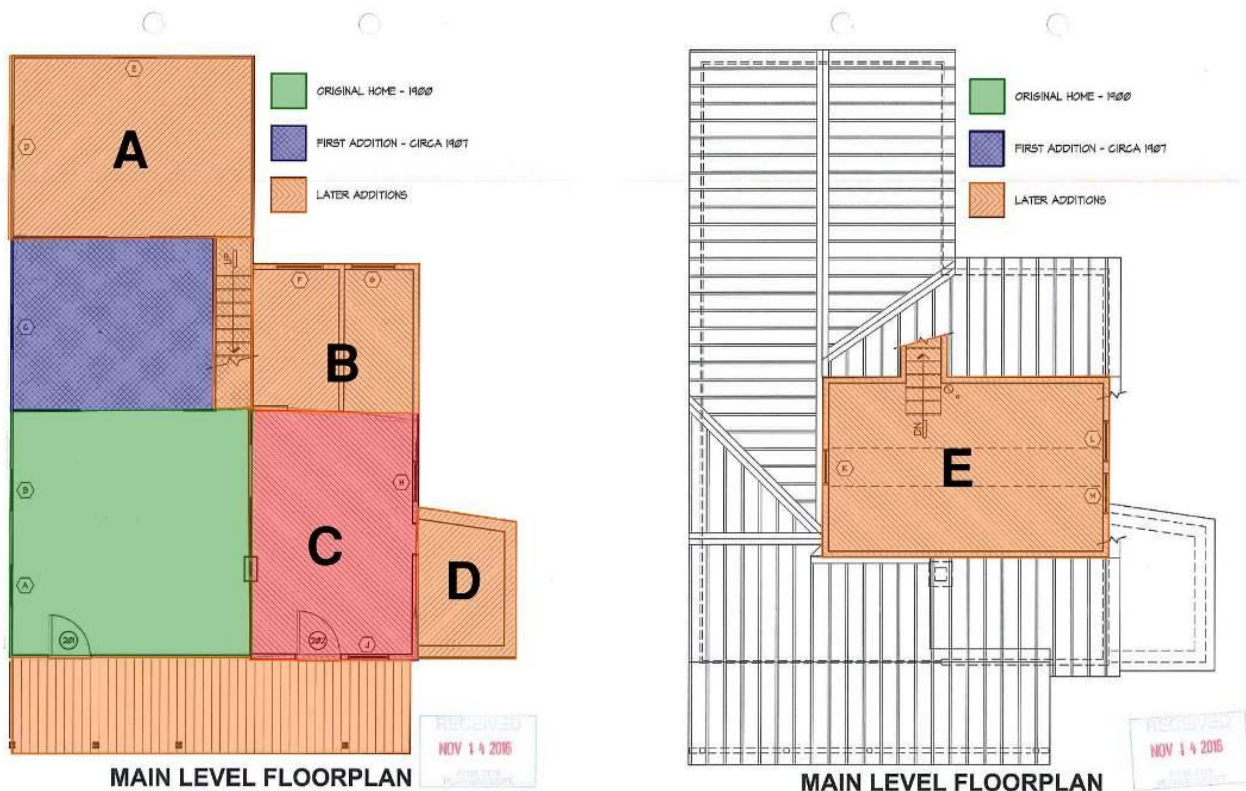
Carl Winters was a prominent Parkite. Winters taught mathematics at the [Park City High School](#) (1255 Park Avenue) until he was promoted to principal in 1936. Two years later, he became the Park City School District Superintendent, a position he held for 27 years; he retired in 1965. When the Park City High School moved to its new location on

Kearns Boulevard in 1977, the building became the Carl Winters Middle School, named in honor of the long-time superintendent.

Due to the location of the house outside of the Townsite survey and its proximity to Crescent Tramway, it is difficult to document the history of ownership for this property. It is unclear who resided in the home after the Winters family sold it; however, the Sweeney Land Company gave a quit claim deed to G. Leo and Margaret Rodgers in 1985. It is unknown if they lived in the house or in Park City in general as there is little record of the couple. The Planning Department records show that the City awarded the Rodgers a Historic District Grant in 1988 for painting, a new roof, and fixing a wall (see Analysis for further discussion); it is unclear which wall was repaired but staff assumes the painting and new roof covered both the historic hall-parlor as well as the additions made by Winters.

Mrs. Rodgers then deeded the house to the Salt Lake Exchange Accom. in 2002. It was purchased by current owner Thomas Peek in 2002; however, it was transferred to Old Town Lands LLC, of which Peek is a representative, in 2005.

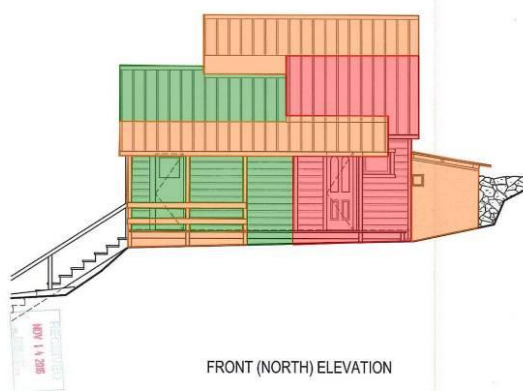
The following analysis documents the development of the historic house:



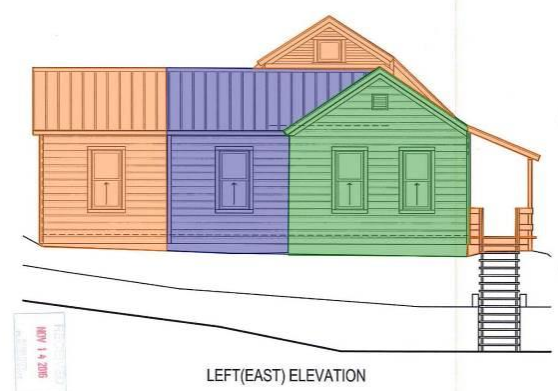
The green shaded room represents the original c.1904 one room single cell house. The purple shaded area reflects the addition that was constructed early on, sometime between 1900-1907 based on Sanborn Map Analysis. Addition A does not appear in the Sanborn

Fire Insurance Maps, but does appear in the c.1941 tax photograph; it is likely that this addition was added by Carl Winters. Addition B is the bathroom wing and stairs, and Addition D is the root cellar that were also likely constructed by Winters. The red shading reflects the kitchen addition that was reconstructed by Winters and maintained the original dimensions of the c.1907 hall-parlor form (Addition C). Winters also added the second level (Addition E). The Sanborn Fire Insurance Maps do not show a full-width front porch; however, it appears in the c.1941 tax photograph. It's likely that the porch was also constructed by Winters when the other improvements were made.

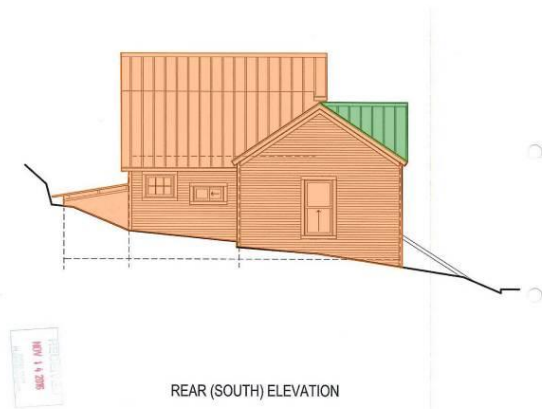
The elevations further clarify the number of alterations that were made between 1926 to 1941:



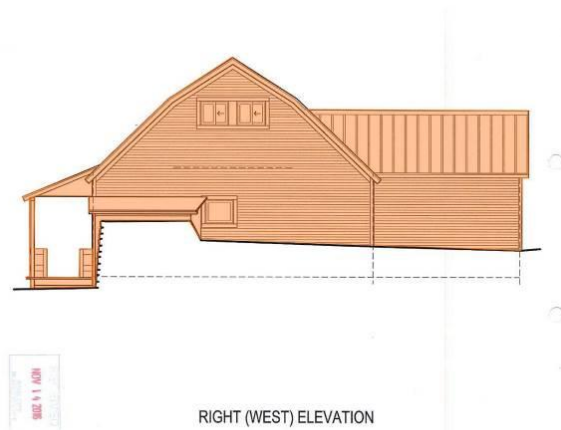
The green shaded form shows the original single cell form. The orange shading represents the modifications made by Carl Winters between 1926-1938, which included adding a root cellar on the east side of the house and a second level addition. The red shading reflects the kitchen addition that Winters reconstructed and that maintained the original form of the c.1907 hall-parlor as shown in the Sanborn Fire Insurance Maps. The porch was likely constructed under the Winters ownership as well.



The green shaded area shows the side of the original single cell form. The purple shading shows the first addition that was constructed before 1907 and appears throughout the Sanborn Fire Insurance Maps. The orange shading shows the changes that were likely made between 1926-1938. They are not shown on the Sanborn Fire Insurance Maps, but they are depicted in the c.1941 tax photograph.



The green shaded form shows the south elevation of the original hall-parlor. The remainder of the rear elevation was built by Winters between 1926-1938.



The orange shaded areas represent what was built by the Winters between 1926-1938.

The house has remained largely unchanged since Winters' improvements were constructed between 1926 and 1938. The interior was gutted as part of an exploratory demolition permit in 2015.



Photos from 2013

Analysis and Discussion:

The Historic Preservation Board is authorized by Title 15-11-5(I) to review and take action on the designation of sites within the Historic Sites Inventory (HSI). The Historic Preservation Board may designate sites to the Historic Sites Inventory as a means of providing recognition to and encouraging the preservation of historic sites in the community (LMC 15-11-10). Land Management Code Section 15-11-10(A) sets forth the criteria for designating sites to the Park City Historic Sites Inventory (HSI). The structure is currently identified as "Landmark" on the Historic Site Form. It is not listed on the National Register of Historic Places (NRHP) but is eligible for listing.

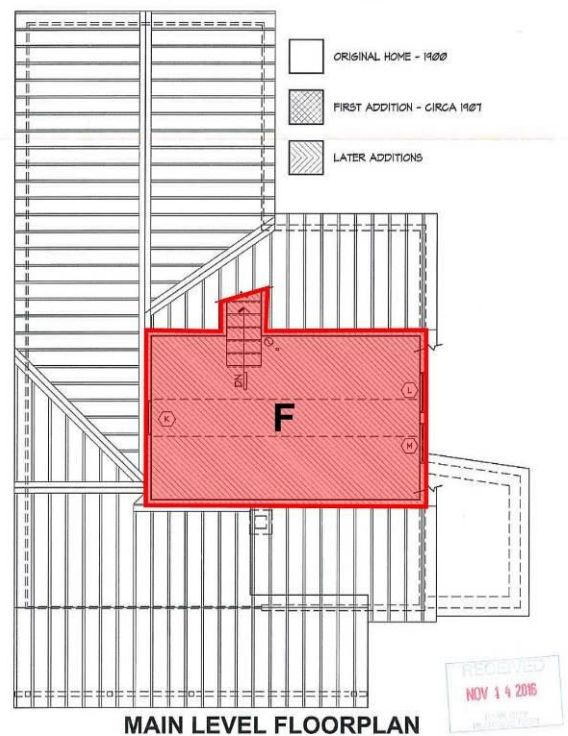
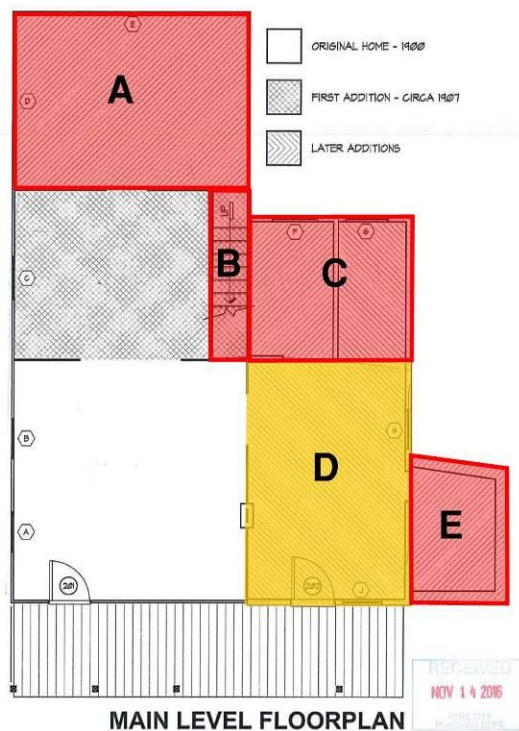
Evaluating Historical Significance

To be listed on the NRHP, the building must presently reflect those characteristics that tell the story or convey its importance in American history, architecture, archeology, engineering, and/or culture. It must possess integrity of location, design, setting, materials, workmanship, feeling, and association. In Park City, individual buildings make up our Mining Boom Era Residences Thematic National Register District, which was listed on the NRHP due to its architectural and historical significance.

The Land Management Code provides criteria in which to evaluate the historical significance of this historic house and its additions that is based off of the NRHP criteria. Like a district, the house was designated as a Landmark structure on the city's HSI due to the sum of its parts. As detailed further in the analysis below, the house could be deemed significant for (1) its association with an event, the Mature Mining Era, (2) its association with a person of significance in the community, Carl Winters, and/or (3) its Design/Construction which includes its hall-parlor form, single-wall construction, and possibly the developmental history of this site.

The applicant has requested that the HPB make a determination of significance on the additions to the historic house. If the HPB finds that the additions are not historic, the applicant will submit an HDDR application to remove them in the future. The HPB will then review the material deconstruction associated with removing these additions. Should the HPB find that the additions are historic and should remain, they will not be permitted to be permanently removed from the historic house.

The HPB will need to determine what period of development is historically significant in order to determine whether or not these additions are historically significant. Staff has provided more detail in the following analysis.



- **Addition A** is the in-line addition that was likely constructed by Carl Winters; it is not reflected in the Sanborn Fire Insurance Maps, but does appear in the 1941 tax photograph. The applicant believes this addition is not historic.
- **Addition B** is the stairs that were likely constructed when the second level was added (Addition F).
- **Addition C** is the bathroom addition that was constructed by Carl Winters; it, too, does not appear in the Sanborn Fire Insurance Maps. The applicant believes this addition is not historic.
- **Addition D** is the kitchen addition that was reconstructed by Carl Winters. Though it was constructed between 1926 and 1938, it did maintain the original footprint of the c.1907 hall-parlor form as depicted by the Sanborn Fire Insurance maps.
- **Addition E** is the root cellar that was also likely constructed by Carl Winters. The applicant believes this addition is not historic.
- **Addition F** is the second level addition that was built by Carl Winters. It is depicted in the c.1941 historic tax photograph, but was not original to the c.1907 house. The applicant believes this addition is not historic.

Staff requests that the HPB find whether or not these additions would meet the criteria for Landmark designation, based on the following:

LANDMARK SITE. Any Buildings (main, attached, detached, or public), Accessory Buildings, and/or Structures may be designated to the Historic Sites Inventory as a Landmark Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and

Complies. The additions being reviewed were constructed by Carl Winters during his ownership of the house (1926 to 1938), making these additions between 91 and 79 years old.

(b) It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and

Complies. As previously described, this building is eligible for the NRHP, though it is not listed. The building is eligible as it currently exists, with these additions, as it contributes to the historical and architectural significance of the district overall. As documented by staff, the building has largely remained the same since the end of the Mature Mining Era, with the additions in question being over 50 years old. These additions do not detract from the historic building. While the overall form was modified at the end of the Mature Mining Era or a short time after it, the Historic Site Form finds that “much of the original integrity and composition is intact in form.”

(c) It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:

(i) An era that has made a significant contribution to the broad patterns of our history;

(ii) The lives of Persons significant in the history of the community, state, region, or nation; or

(iii) The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman.

HPB Discussion Requested.

With its additions, the building as it exists today contributes to the broad patterns of our local history because it possesses sufficient integrity to reflect the time period of the Mature Mining Era. The c.1907 hall-parlor form was one of the three most popular building forms seen during the Mature Mining Era, and its simple folk Victorian architecture reflects that same era.

The overall development of this property reflects the changing needs of Park City's mining boom era. The initial single-cell house was built c.1904 to meet the housing demand created by the mining boom. As Park City matured from a mining camp into a permanent settlement, it was common to expand houses to accommodate growing families. The single cell house at 732 Crescent Drive was expanded to the west to create a hall-parlor form and a bedroom addition was constructed to the south of the single-cell as well. By the 1920s, Park City was an established

community and permanent residents required more space for growing families; the Winters' alterations to the house again reflected the need to meet the changing needs of permanent residents and their families.

For those buildings deemed historically significant because of their association with a person, the building must reflect the time period when he or she gained significance due to his/her important achievements. This LMC provision is based on Criterion B of the NRHP, and Criterion B states that sites should be compared to other associated properties to identify those that best represent the person's historic contributions. In the case of 732 Crescent Tram, the HPB may find:

1. The additions under review are historically significant because of their association with Carl Winters and should be maintained
2. The additions under review are not significant because of their association with Carl Winters as there are better properties that represent Carl Winters' contributions to the community, such as the Park City High School (now Library).

As described earlier, Winters was significant to the history of Park City. From 1926 to 1936, he taught mathematics at the Park City High School and then served as principal for two years. From 1938 through 1965, he was the Park City School District Superintendent.

The single-cell house was initially built c.1904 but expanded by 1907 into a hall-parlor with rear addition. This early form consisted of single-wall construction, a simple building technique that allowed for buildings to be quickly constructed in an effort to meet the housing demands created by the mining boom and Great Fire.

The additions to the house reflect the distinctive characteristics of the period and methods of construction typical to the Mature Mining Era. It was not uncommon for houses to be expanded as families permanently settled in Park City, and Carl Winters added these additions between 1926 and 1938 so that the house could accommodate his family of six. The additions were constructed of simple materials and single-wall construction, echoing the construction of the original house. The second level addition was built upon the original roof, a staircase was haphazardly constructed to the west side of the c.1907 addition, and a bathroom was dug out and built into the hillside. This expansion made use of any available space on this hillside lot, which was typical of construction during the early twentieth century.

These additions lack individual distinction; however, the HPB will need to determine if they contribute to the Landmark status of the house overall.

Should the HPB find that the additions do not meet the criteria for Landmark status, the HPB may find that these additions meet the criteria for Significant status as outlined below:

SIGNIFICANT SITE. Any Buildings (main, attached, detached or public), Accessory Buildings and/or Structures may be designated to the Historic Sites Inventory as a Significant Site if the Planning Department finds it meets all the criteria listed below:

(a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and

Complies. As previously outlined, the additions that the applicant found to be non-historic were constructed by Carl Winters between 1926 and 1938. The additions are between 91 and 79 years old.

(b) It retains its Historical Form as may be demonstrated but not limited by any of the following:

(i) It previously received a historic grant from the City; or

(ii) It was previously listed on the Historic Sites Inventory; or

(iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or

Complies. The Essential Historical Form is defined as the physical characteristics of a Structure that make it identifiable as existing in or relating to an important era in the past. As previously noted, the form of this house remains largely unchanged since c.1941. The additions under review today were constructed by Carl Winters between 1926 and 1938. The HPB shall determine whether these additions are historic and make up the Historical Form.

In 1988, the property received a grant of \$3,770 for painting, a new roof, and fixing a wall. It is unclear which wall was repaired. Staff can only assume that the paint was for both the historic house and any additions as the house has always been painted a single color. Additionally, the new roof likely covered the entire structure as it appears that the age of the asphalt shingles is consistent throughout.

The house is currently designated as a Landmark structure on the City's Historic Sites Inventory, adopted in 2009. The house was identified as historic in the 1982 reconnaissance level survey of Old Town and was rated "B" in a 2007 NRHP eligibility survey; B sites were found to be potentially eligible/slightly less significant and/or intact.

(c) It has one (1) or more of the following:

(i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and

(ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or

Complies. The house retains its historic scale, context, and material which allow the original c.1907 hall-parlor and rear addition to be restored, despite the additions made to the rear (south) elevation, stairway, bathroom addition, root cellar, and second level addition between 1926 and 1938. The house reflects the Historical and Architectural character of the district due to its mass, scale, composition, materials, treatment, and other architectural features that are visually compatible with the Mining Era Residences National Register District.

(d) It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:

- (i) An era of Historic Importance to the community, or
- (ii) Lives of Persons who were of Historic importance to the community, or
- (iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

HPB Discussion Requested. The hall-parlor form and rear addition were constructed by c.1907. The hall-parlor form was one of the earliest types to be built in Park City and was one of the three most common house types built during the Mature Mining Era (1894-1930). These additions were constructed at the end of the Mature Mining Era or even after 1930.

As discussed earlier, the HPB will need to determine whether the house is significant due to its association with Carl Winters, a prominent historic figure in Park City. The HPB may also find that there is a better example—the Park City High School—that is more significant to Carl Winter’s contributions to our community.

Additionally, the single-wall construction of these additions is a typical method of construction and craftsmanship that was utilized during the Historic Period to address housing shortages due to the mining boom as well as the Great Fire.

Process:

The HPB will hear testimony from the applicant and the public and will review the Application for compliance with the “Criteria for Designating Historic Sites to the Park City Historic Sites Inventory.” The HPB shall forward a copy of its written findings to the Owner and/or Applicant.

The Applicant or any party participating in the hearing may appeal the Historic Preservation Board decision to the Board of Adjustment. Appeal requests shall be submitted to the Planning Department ten (10) days of the Historic Preservation Board decision. Appeals shall be considered only on the record made before the HPB and will be reviewed for correctness.

Notice:

On February 11, 2017, Legal Notice of this public hearing was published in the Park Record, according to the requirements of the Land Management Code. Staff also sent

a mailing notice to the property owner and property owners within 100 feet on February 15, 2017 and posted the property on February 15, 2017.

Public Input:

A public hearing, conducted by the Historic Preservation Board, is required prior to adding sites to or removing sites from the Historic Sites Inventory. The public hearing for the recommended action was properly and legally noticed as required by the Land Management Code. No public input was received at the time of writing this report.

Alternatives:

- Conduct a public hearing and find the additions from the HSI meet the criteria for Landmark or Significant and do contribute to the Site's listing on the Historic Sites Inventory, based on the findings of fact and conclusions of law set forth in the staff report
- Conduct a public hearing on the additions described herein and find the additions are non-historic and do not contribute to the Site's listing on the Historic Sites Inventory based on the findings of fact and conclusions of law set forth in the staff report.
- Continue the action to a date certain.

Significant Impacts:

The house at 732 Crescent Tram is currently listed on the Historic Sites Inventory (HSI). If it continues to be designated as "Landmark" on the HSI, any alterations must comply with the Design Guidelines for Historic Sites; the site will be eligible for the Historic District Grant Program. Should the additions be found to be non-historic and non-contributing to the historical significance of the landmark house, they may be removed in the future; the house will remain listed on the HSI as Landmark.

Recommendation:

Staff recommends the Historic Preservation Board review the application, conduct a public hearing, and determine whether the rear additions to 732 Crescent Tram, designated a Landmark structure on the Park City Historic Sites Inventory (HSI), are historic in accordance with the attached findings of fact and conclusions of law.

Findings of Fact and Conclusions of Law Supporting the Historic Designation of the Additions:

Finding of Fact:

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites.
2. The house at 732 Crescent Tram is within the Historic Residential (HR-1) zoning district.
3. The historic house at 732 Crescent Tram is identified as "Landmark" on the Historic Sites Inventory (HSI). It is eligible for the National Register of Historic Places (NRHP), but is not currently listed.

4. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be landmark and significant sites.
5. A single-cell house was initially built on this site c.1904.
6. Analysis of the 1900, 1907, and 1929 Sanborn Fire Insurance Maps demonstrates that a second room was added to the west of the single-cell to create a hall-parlor form by 1907. A third in-line addition was also added to the south of the single-cell to create an L-shape. This is further supported by physical evidence found inside the house.
7. Carl Winters purchased the house in 1926. His daughter Marie remembers the house only consisting of “a kitchen, bathroom, dining room, front room, and one bedroom.” This is supported by the 1941 Sanborn Fire Insurance Map that shows the L-shaped cottage.
8. During Winters ownership of the house (1926-1938) several additions were made that are documented by the c.1941 tax photograph. An in-line addition was constructed to expand the c.1907 rear addition; a staircase addition was constructed along the west wall of the c.1907 rear addition; a bathroom addition was built to the south of the original kitchen, or c.1907 west addition to the single cell; a root cellar was built west of the original kitchen, and a second story was added to the house.
9. Carl Winters’ daughter also remembers that her father “tore off the kitchen and bathroom and made them new.” It’s unclear if he demolished and rebuilt the kitchen and bathroom or simply renovated them. New construction materials are found in the kitchen wing; however, it maintained the footprint of the original c.1907 addition that was made to the west side of the single-cell and that created the original hall-parlor form.
10. The house has remained largely unchanged since Winters’ improvements were constructed between 1926 and 1938.
11. G. Leo and Margaret Rodgers purchased the house in 1985; in 1988, they received \$3,770 in grant funds for painting, a new roof, and fixing a wall.
12. The applicant has documented the developmental history of this building and finds that the additions made by Carl Winters are not historic.
13. The additions constructed by Carl Winters are between 79 and 91 years old.
14. The building is eligible for the NRHP because it retains its historic integrity in terms of design, setting, materials, workmanship, feeling, and association as defined by the National Park Service for the National Register of Historic Places. The additions under review do not detract from the historic building. Park City’s Historic Site Form finds that “much of the original integrity and composition is intact in form” which includes these additions.
15. The building as it exists today contributes to the broad patterns of Park City’s history because it possesses sufficient integrity to reflect the time period of the Mature Mining Era.
16. The hall-parlor form was one of the three most popular building forms seen during the Mature Mining Era and the house at 732 Crescent Tram reflects the folk Victorian architecture seen during that era.

17. The overall development of this property reflects the changing needs of Park City's mining boom era. As Park City became an established community, permanent residents expanded the early miners' cabins in order to accommodate growing families.
18. Carl Winters is a person of historical significance in the community and the additions he made to the house at 732 Crescent Tram between 1926 and 1938 are significant because of their association with him.
19. The additions reflect the distinctive characteristics of the period and methods of construction typical to the Mature Mining Era. The additions were constructed of simple materials and single-wall construction. The staircase was haphazardly constructed to the west side of the c.1907 addition and a bathroom was built into the hillside. The expansion was typical of Park City during this period as it made use of any available space on this hillside lot.
20. The house, with its additions, was designated as a Landmark Structure in 2009 by the Historic Sites Inventory.
21. In 1982, the house was identified as historic on a reconnaissance level survey of Old Town.
22. The house was rated "B" in a 2007 NRHP eligibility survey; B sites were found to be potentially eligible for the NRHP or slightly less significant and/or intact.
23. The house retains its historic scale, context, and material which allow the original c.1907 hall-parlor and rear addition to be restored, despite the later additions made by Carl Winters. The house reflects the historical and architectural character of the district due to its mass, scale, composition, materials, treatment, and other architectural features that are visually compatible with the Mining Era Residences National Register District.

Conclusions of Law:

1. The existing house located at 732 Crescent Tram meets all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:
 - a. *It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and **Complies.***
 - b. *It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and **Complies.***
 - c. *It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:*
 - i. *An era that has made a significant contribution to the broad patterns of our history;*
 - ii. *The lives of Persons significant in the history of the community, state, region, or nation; or*
 - iii. *The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman. **Complies.***
2. The existing house located at 732 Crescent Tram meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:

(a) *It is at least fifty (50) years old or the Site is of exceptional importance to the community; and*

Complies.

(b) *It retains its Historical Form as may be demonstrated but not limited by any of the following:*

(i) It previously received a historic grant from the City; or

(ii) It was previously listed on the Historic Sites Inventory; or

(iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or

Complies.

(c) *It has one (1) or more of the following:*

(i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and

(ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or

Complies

(d) *It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:*

(i) An era of Historic Importance to the community, or

(ii) Lives of Persons who were of Historic importance to the community, or

(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

Complies.

Findings of Fact and Conclusions of Law Removing the Historic Designation of the Additions:

Finding of Fact:

1. The Park City Historic Sites Inventory (HSI), adopted February 4, 2009, includes 414 sites of which 192 sites meet the criteria for designation as Landmark Sites and 222 sites meet the criteria for designation as Significant Sites.
2. The house at 732 Crescent Tram is within the Historic Residential (HR-1) zoning district.
3. The historic house at 732 Crescent Tram is identified as "Landmark" on the Historic Sites Inventory (HSI). It is eligible for the National Register of Historic Places (NRHP), but is not currently listed.
4. In December 2015, City Council amended the Land Management Code to expand the criteria for what structures qualify to be landmark and significant sites.
5. A single-cell house was initially built on this site c.1904.
6. Analysis of the 1900, 1907, and 1929 Sanborn Fire Insurance Maps demonstrates that a second room was added to the west of the single-cell to create a hall-parlor form by 1907. A third in-line addition was also added to the

south of the single-cell to create an L-shape. This is further supported by physical evidence found inside the house.

7. Carl Winters purchased the house in 1926. His daughter Marie remembers the house only consisting of “a kitchen, bathroom, dining room, front room, and one bedroom.” This is supported by the 1941 Sanborn Fire Insurance Map that shows the L-shaped cottage.
8. During Winters ownership of the house (1926-1938) several additions were made that are documented by the c.1941 tax photograph. An in-line addition was constructed to expand the c.1907 rear addition; a staircase addition was constructed along the west wall of the c.1907 rear addition; a bathroom addition was built to the south of the original kitchen, or c.1907 west addition to the single cell; a root cellar was built west of the original kitchen, and a second story was added to the house.
9. Carl Winters’ daughter also remembers that her father “tore off the kitchen and bathroom and made them new.” It’s unclear if he demolished and rebuilt the kitchen and bathroom or simply renovated them. New construction materials are found in the kitchen wing; however, it maintained the footprint of the original c.1907 addition that was made to the west side of the single-cell and that created the original hall-parlor form.
10. The house has remained largely unchanged since Winters’ improvements were constructed between 1926 and 1938.
11. G. Leo and Margaret Rodgers purchased the house in 1985; in 1988, they received \$3,770 in grant funds for painting, a new roof, and fixing a wall.
12. The applicant has documented the developmental history of this building and finds that the additions made by Carl Winters are not historic.
13. The additions constructed by Carl Winters are between 79 and 91 years old.
14. The building is eligible for the NRHP because it retains its historic integrity in terms of design, setting, materials, workmanship, feeling, and association as defined by the National Park Service for the National Register of Historic Places. The additions under review do not detract from the historic building. Park City’s Historic Site Form finds that “much of the original integrity and composition is intact in form” which includes these additions.
15. The building as it exists today contributes to the broad patterns of Park City’s history because it possesses sufficient integrity to reflect the time period of the Mature Mining Era.
16. The hall-parlor form was one of the three most popular building forms seen during the Mature Mining Era and the house at 732 Crescent Tram reflects the folk Victorian architecture seen during that era.
17. The additions constructed to the house between 1926 and 1938 do not reflect the Mature Mining Era and do not contribute to our understanding of the broad patterns of our history.
18. Carl Winters is a person of historical significance in the community; however, the additions he made to the house at 732 Crescent Tram between 1926 and 1938 are not significant because of their association with Carl Winters as there are better properties that represent Carl Winters’ contributions to the community, including the historic Park City High School at 1255 Park Avenue.

19. The additions do not reflect the Mature Mining Era's characteristic building types or methods of construction.
20. The house, with its additions, was designated as a Landmark Structure in 2009 by the Historic Sites Inventory.
21. In 1982, the house was identified as historic on a reconnaissance level survey of Old Town.
22. The house was rated "B" in a 2007 NRHP eligibility survey; B sites were found to be potentially eligible for the NRHP or slightly less significant and/or intact.
23. The house retains its historic scale, context, and material which allow the original c.1907 hall-parlor and rear addition to be restored, despite the later additions made by Carl Winters. The house reflects the historical and architectural character of the district due to its mass, scale, composition, materials, treatment, and other architectural features that are visually compatible with the Mining Era Residences National Register District.
24. The additions do not contribute to the historical significance of this house.

Conclusions of Law:

1. The additions to the existing house located at 732 Crescent Tram does not meet all of the criteria for designating sites to the Park City Historic Sites Inventory as a Landmark Site including:
 - d. It is at least fifty (50) years old or has achieved Significance or if the Site is of exceptional importance to the community; and **Complies.***
 - e. It retains its Historic Integrity in terms of location, design, setting, materials, workmanship, feeling and association as defined by the National Park Service for the National Register of Historic Places; and **Complies.***
 - f. It is significant in local, regional or national history, architecture, engineering or culture associated with at least one (1) of the following:*
 - iv. An era that has made a significant contribution to the broad patterns of our history;*
 - v. The lives of Persons significant in the history of the community, state, region, or nation; or*
 - vi. The distinctive characteristics of type, period, or method of construction or the work of a notable architect or master craftsman. **Does not comply.***
2. The additions to the existing house located at 732 Crescent Tram meets all of the criteria for a Significant Site as set forth in LMC Section 15-11-10(A)(2) which includes:
 - (a) It is at least fifty (50) years old or the Site is of exceptional importance to the community; and **Complies.***
 - (b) It retains its Historical Form as may be demonstrated but not limited by any of the following:*
 - (i) It previously received a historic grant from the City; or*
 - (ii) It was previously listed on the Historic Sites Inventory; or*
 - (iii) It was listed as Significant or on any reconnaissance or intensive level survey of historic resources; or*

Complies.

(c) *It has one (1) or more of the following:*

(i) It retains its historic scale, context, materials in a manner and degree which can be restored to Historical Form even if it has non-historic additions; and

(ii) It reflects the Historical or Architectural character of the site or district through design characteristics such as mass, scale, composition, materials, treatment, cornice, and/or other architectural features as are Visually Compatible to the Mining Era Residences National Register District even if it has non-historic additions; or

Complies.

(d) *It is important in local or regional history architecture, engineering, or culture associated with at least one (1) of the following:*

(i) An era of Historic Importance to the community, or

(ii) Lives of Persons who were of Historic importance to the community, or

(iii) Noteworthy methods of construction, materials, or craftsmanship used during the Historic period.

Does not comply.

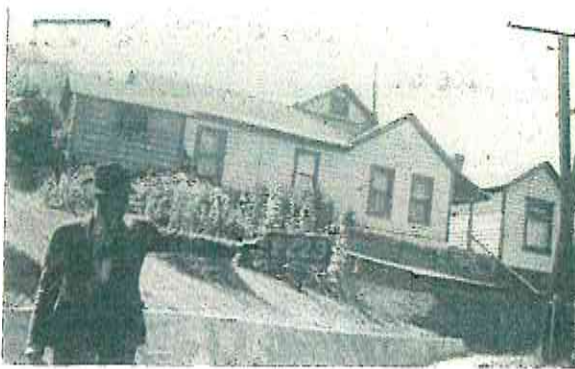
Exhibits:

Exhibit A – Applicant's Analysis

Exhibit B – Carl Winters' Obituary, Park Record, 1/16/1975

Exhibit C – Sanborn Map Analysis

732 Crescent Tramway



Ever wondered who Carl Winters was, memorialized in the old high school/Library building on Park Ave? To start he lived here.

Carl Winters graduated from the University of Utah in 1924 and taught in Helper and Upton. In 1926, he took a job teaching at the Park City High School. According to their daughter Marie, "My mother didn't want to come because it was a lusty mining town."

The Winters purchased this home and lived here for twelve years with their three daughters. "A kitchen, bathroom, dining room, front room and one bedroom," as Marie remembered, "Daddy later built an upstairs to it. Tore off the kitchen and bathroom and made them new. The house was small, one bedroom for all the five of us – until he built the upstairs. But everyone had a dining room, whether they had just one bedroom."

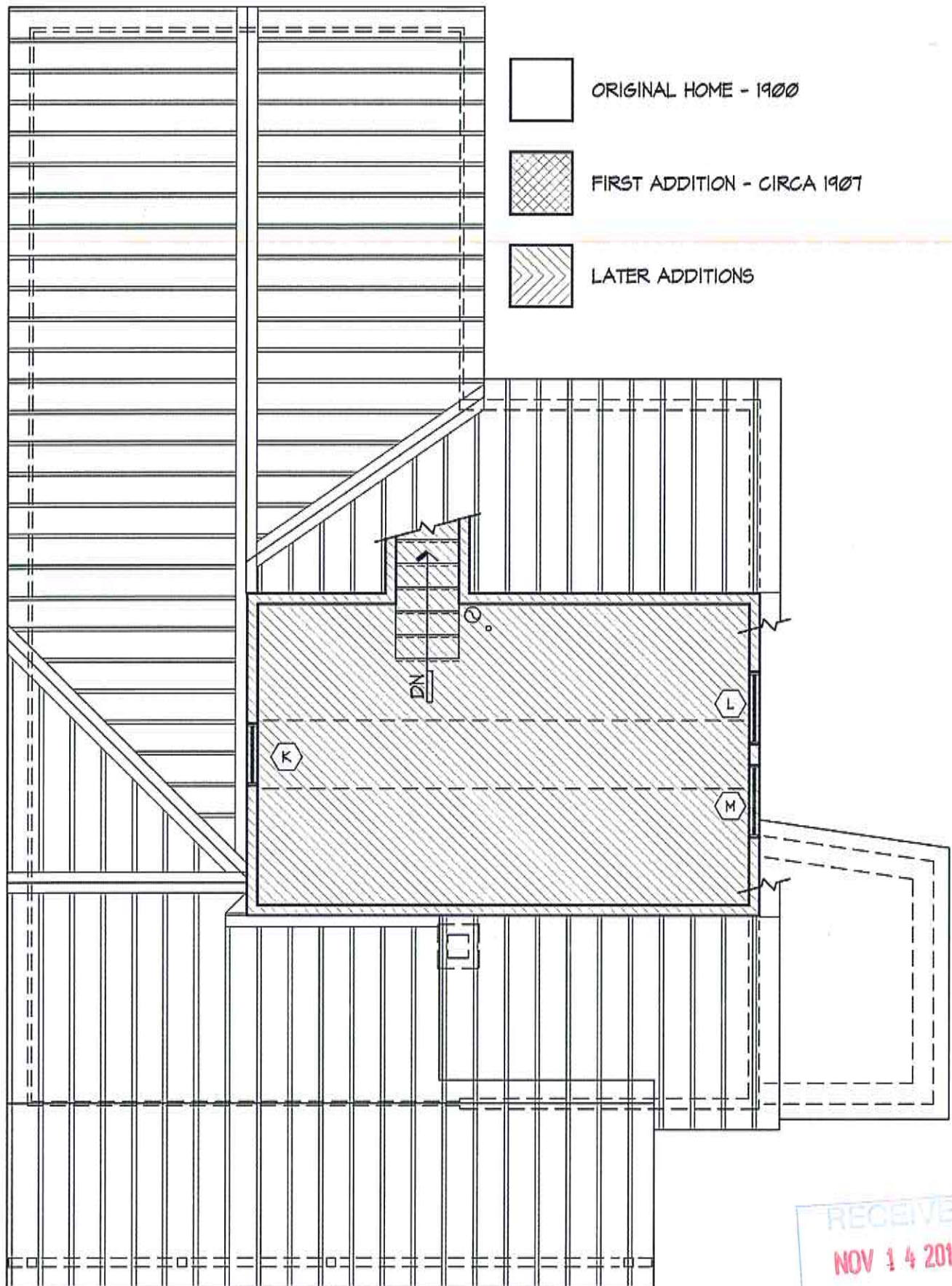
Carl Winters taught mathematics until 1936, then became high school principal for two years before being appointed Park City School District Superintendent, a position he held for twenty seven years (until 1965).

The homes subsequent owners were Matthew Rodgers who married Ida Richardson on July 30, 1914. Matt was born in County Down, Ireland in 1888 and came to the US in 1906. He was employed as a hoisting engineer for the Silver King Coalition Mines Company until his retirement. The Rodgers loved their home and garden and lived here with their two sons Matt and Leo.



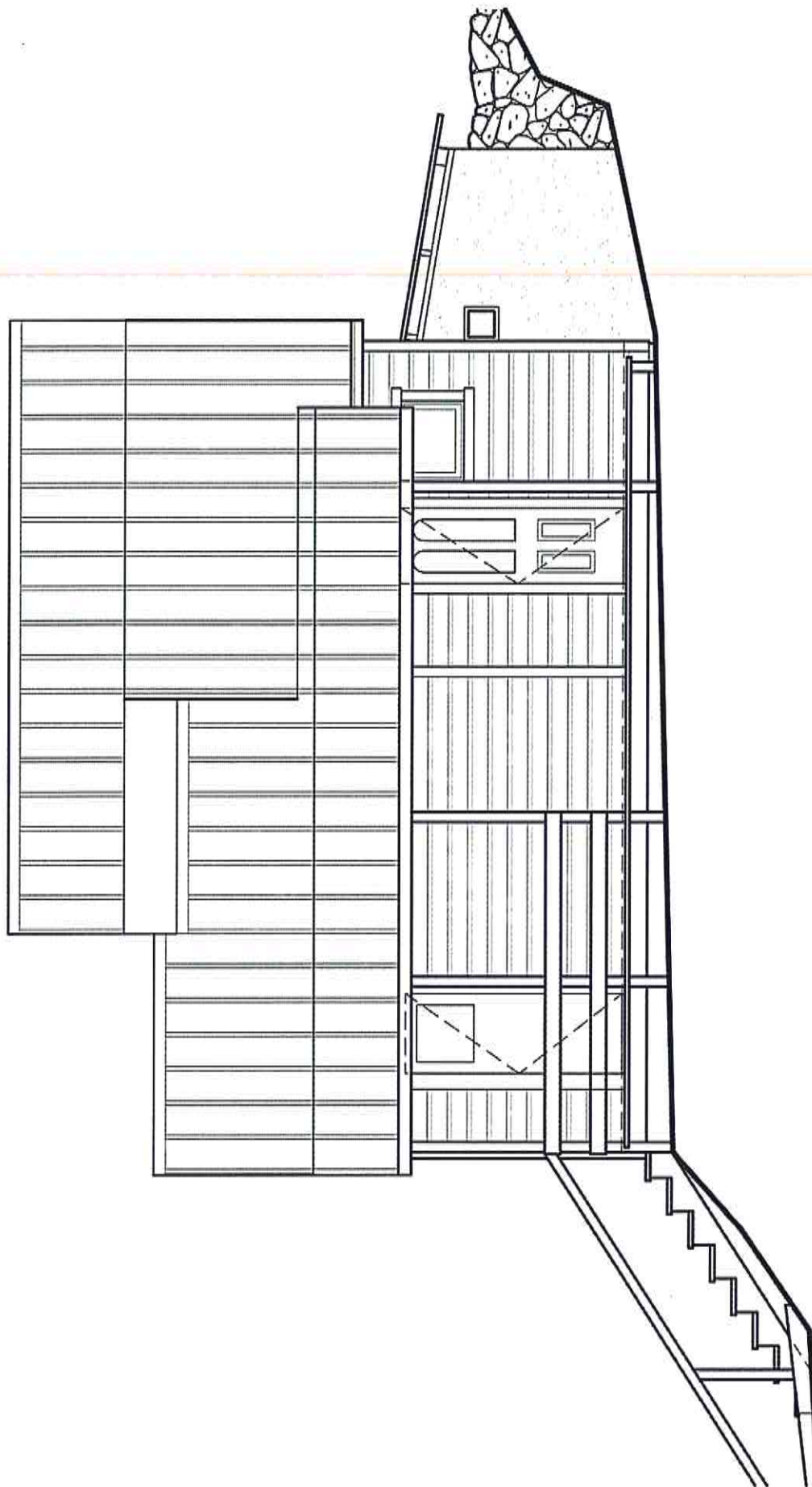
MAIN LEVEL FLOORPLAN





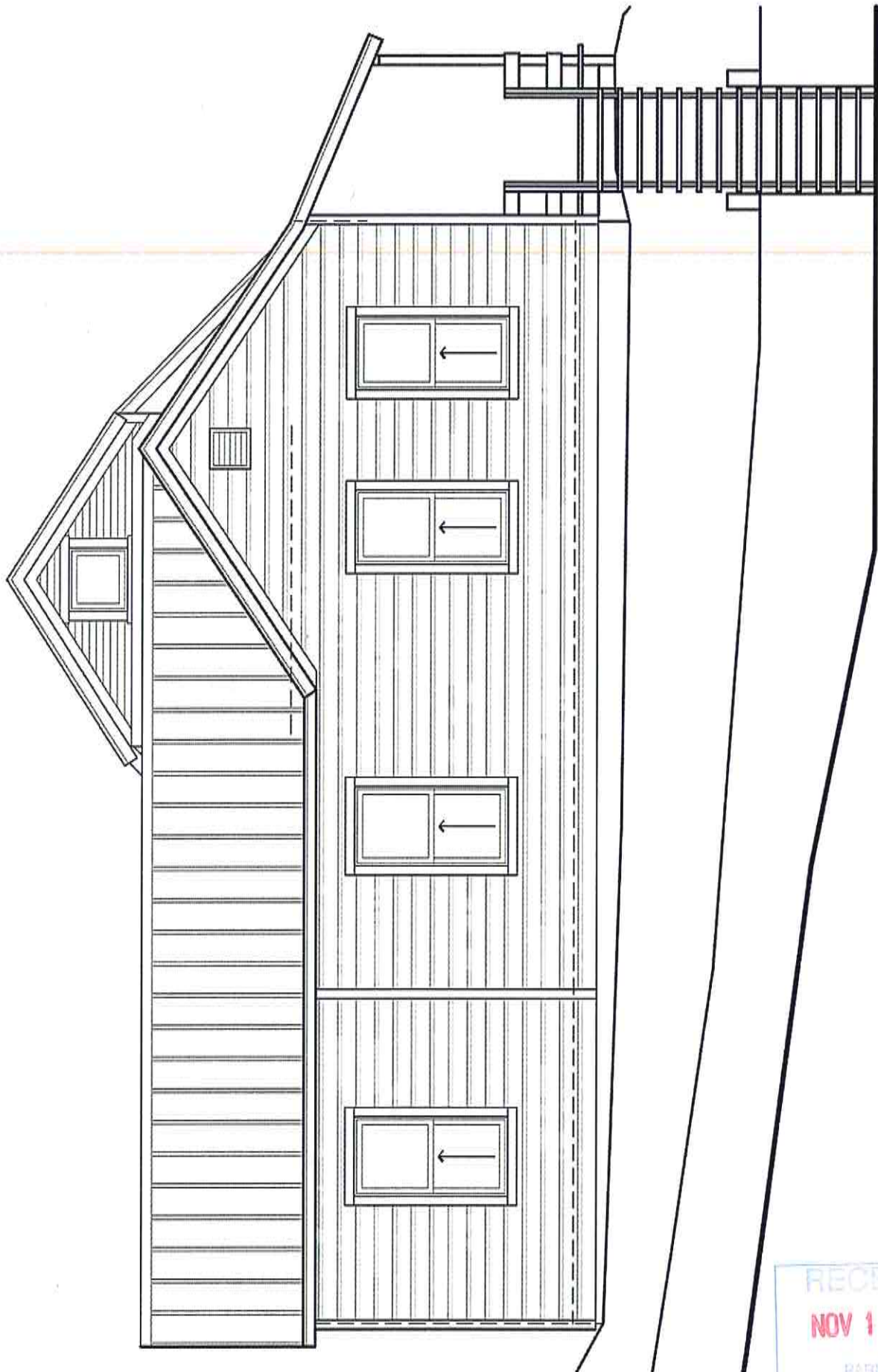
MAIN LEVEL FLOORPLAN





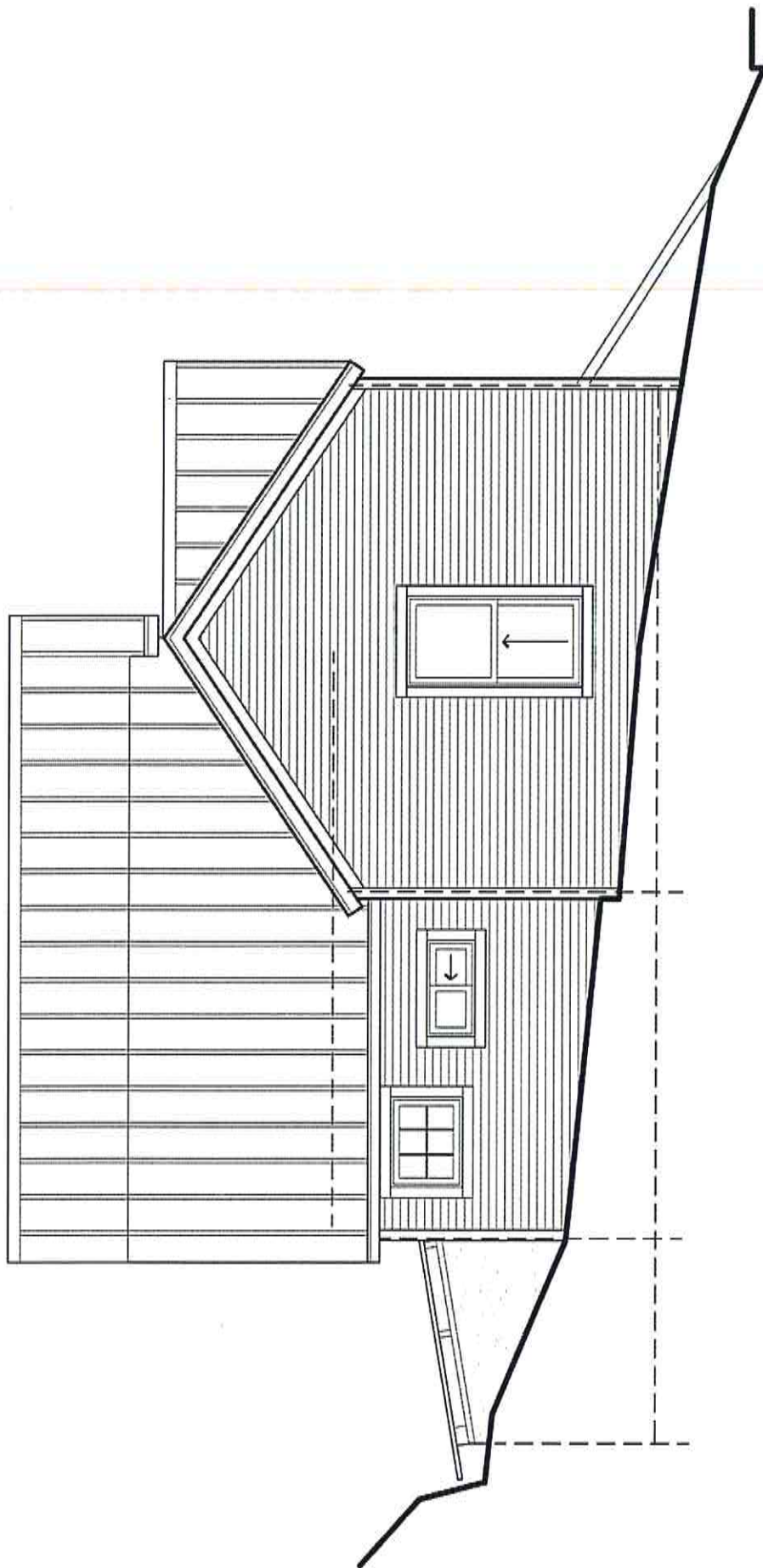
FRONT (NORTH) ELEVATION



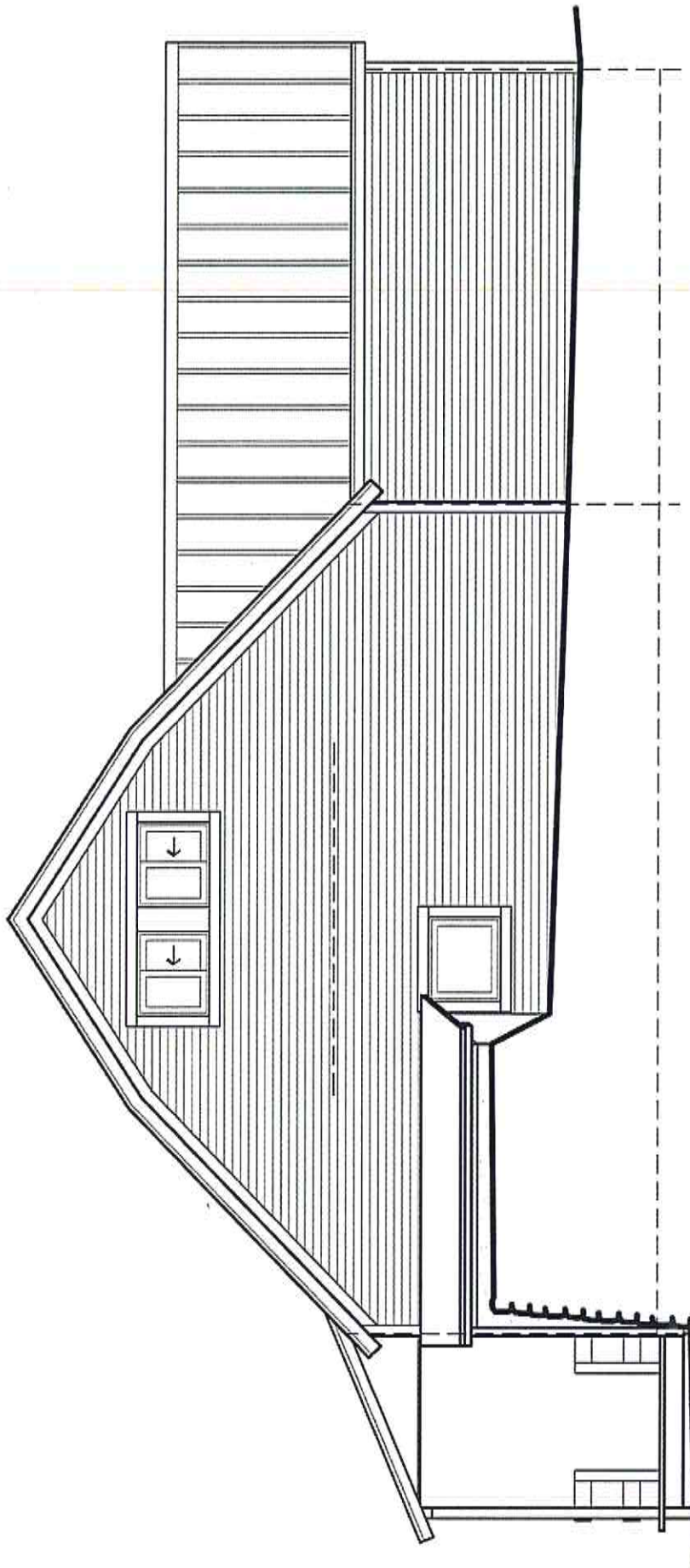


LEFT(EAST) ELEVATION





REAR (SOUTH) ELEVATION



RIGHT (WEST) ELEVATION





c. 1941 (Summit County)



1912 (Utah State Historical Society), detail below



Exhibit B

732 Crescent Tram, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials

Carl Winters

Carl Winters, 78, Orem, died Jan. 12, 1975 in an Orem nursing home of a liver ailment.

He was born Nov. 7, 1896 Hoytsville, to Alonzo S. and Elizabeth Ann Wilkinson Winters. He married Ruby Willoughby June 28, 1922, Salt Lake LDS Temple.

Mr. Winters was a school teacher in Wyoming and Park City. He was former superintendent of schools, Park City District. A member of the American Association of School Administrators; NEA; Kiwanis Club; American Legion; Utah Society for the Physically Handicapped.

Survivors: wife, daughters, Mrs. Russell (Marie)

Horan, Mrs. Clyde (Beth) Fritch, both Orem; 10 grandchildren; 4 great grandchildren; sisters, Mrs. Reed (Lone) Brooks, Hoytsville; Mrs. Vern (Beulah) Willoughby, Coalville.

Funeral services are being held Thursday 1 p.m., Park City LDS Ward Chapel. Friends call at Olpin Mortuary, Park City, Thursday 2 hours before services.

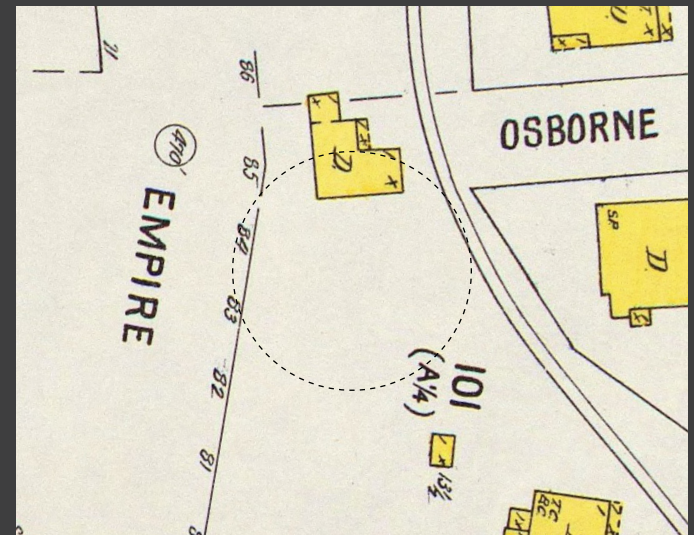
Burial, Park City Cemetery.

Exhibit C

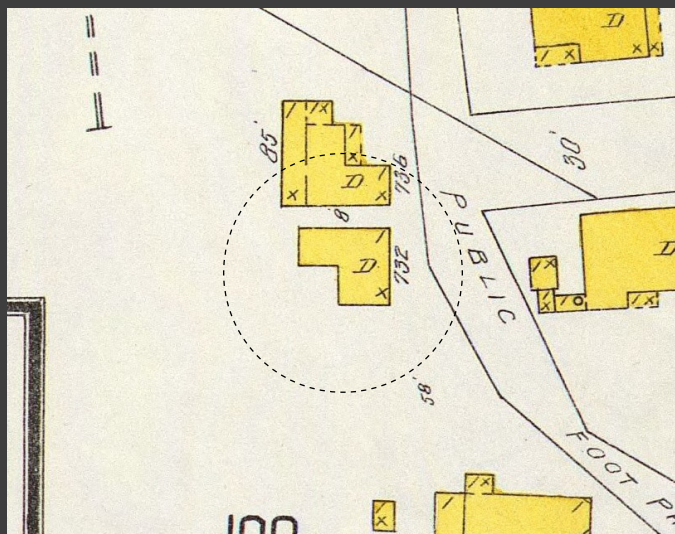
732 Crescent Tram, Park City, Summit County, Utah
Intensive Level Survey—Sanborn Map history

(outside of 1889 map boundary)

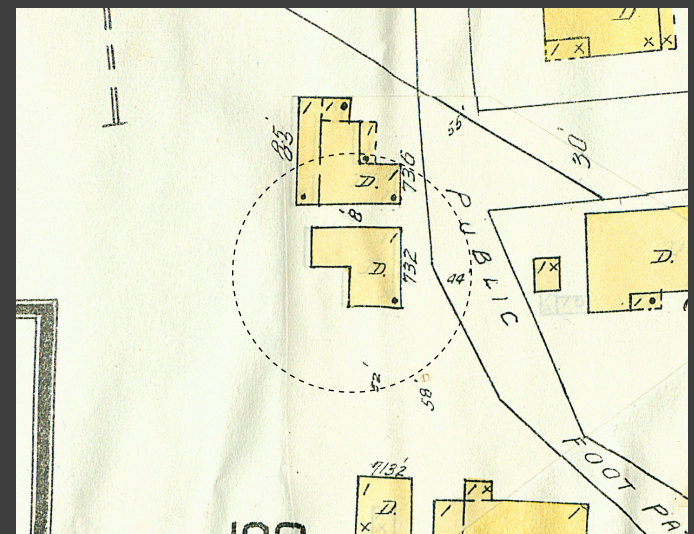
1889



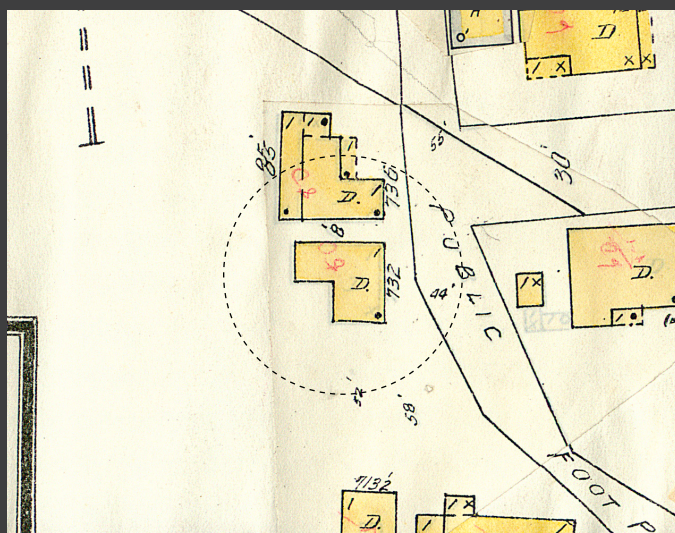
1900



1907



1929



HPB Packet February 21, 1941

Historic Preservation Board Staff Report

Author: Hannah M. Tyler, Planner
Subject: Relocation and Material Deconstruction Review
Address: 1353 Park Avenue (New Site), 1323 Woodside Avenue (Original Site)
Project Number: PL-16-03376
Date: March 1, 2017
Type of Item: Administrative – Relocation and Material Deconstruction

Summary Recommendation:

Proposal 1: Relocation of a Significant single-family dwelling to a new site.

Staff recommends the Historic Preservation Board review the Relocation of the Significant single-family dwelling at 1323 Woodside Avenue to a new vacant site at 1353 Park Avenue, conduct a public hearing, and approve the Relocation pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Proposal 2: Material Deconstruction of a portion of the rear (west) façade of the Significant single-family dwelling.

Staff recommends the Historic Preservation Board review the Material Deconstruction of a non-historic shed addition, chimney, and a portion of the rear (west) façade of the Significant single-family dwelling, conduct a public hearing, and approve the Material Deconstruction pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Topic:

Address: 1353 Park Avenue (New Site), 1323 Woodside Avenue (Original Site)
Zoning: Historic Residential-Medium (HR-M) Zoning District (1353 Park Avenue - New Site), Recreation Commercial (RC) Zoning District (1323 Woodside Avenue - Original Site)
Designation: Significant
Applicant: Park City Municipal Corporation
Proposal: (1) Relocation of the Significant single-family dwelling at 1323 Woodside Avenue to a new vacant site at 1353 Park Avenue. (2) Material Deconstruction of a non-historic shed addition, chimney, and a portion of the rear (west) façade of the Significant single-family dwelling.

Background:

On January 29, 2009, a Notice and Order to vacate and remove the Historic single-family dwelling located at 1323 Woodside Avenue was issued by the Park City Chief Building Official and recorded at the Summit County Recorder's Office (see Exhibit E). The Park City Chief Building Official found that the single-family dwelling at 1323 Woodside Avenue was a dangerous building as defined in Section 302 of the Uniform

Code for the Abatement of Dangerous Buildings. The Notice and Order required the completion of architectural documentation prior to removal for reconstruction. Today and in 2009, the structure was designated as “Significant” on the Park City Historic Sites Inventory (HSI).

On April 29, 2009, a Demolition Permit was issued by the Park City Building Department after the architectural documentation had been completed and submitted. The Demolition Permit was for the removal of the single-family dwelling from the site in order to fulfill the reconstruction. Due to unforeseen circumstances, including the 2009 real estate/stock market decline, the single-family dwelling has not yet been reconstructed. In 2013, the Park City Municipal Corporation Redevelopment Agency purchased the property at 1323 Woodside Avenue with the intent of fulfilling the requirements of the Notice and Order for reconstruction of the single-family dwelling.

On November 15, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the Relocation and Reconstruction of the Significant single-family dwelling at 1323 Woodside Avenue to the new vacant site at 1353 Park Avenue. After working with the applicant on the required materials for their submittal, the application was deemed complete on January 25, 2017. The HDDR application is currently under review and has not yet been approved, as it is dependent on Historic Preservation Board’s (HPB) review for Relocation and Material Deconstruction.

The applicant, Park City Municipal Corporation, is proposing to relocate and reconstruct the “Significant” single-family dwelling at the new vacant site of 1353 Park Avenue as a part of Phase I of the larger Woodside Park Affordable Housing Project. The former non-historic Fire Station will be demolished (currently located at 1353 Park Avenue), thus making 1353 Park Avenue a vacant site. The Historic structure would retain its use as a single-family dwelling and there would be a total of three (3) single-family dwellings in a row abutting Park Avenue within Phase I of the larger Woodside Park Affordable Housing Project.

Figure 1a shows the existing location and Figure 1b shows the proposed location within Phase I of the larger Woodside Park Affordable Housing Project. The reconstruction will be based on measured drawings that were drafted prior to the removal of the Significant single-family dwelling in accordance with the 2009 Notice and Order. Relocation of Historic structures requires review and approval by the HPB.

Figure 1a: Site Context – Existing Location (1323 Woodside Avenue) – red circle



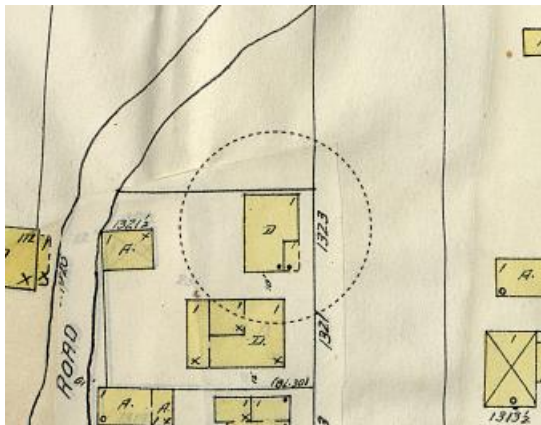
Figure 1b: Site Context – Proposed Location (1353 Park Avenue) – red circle



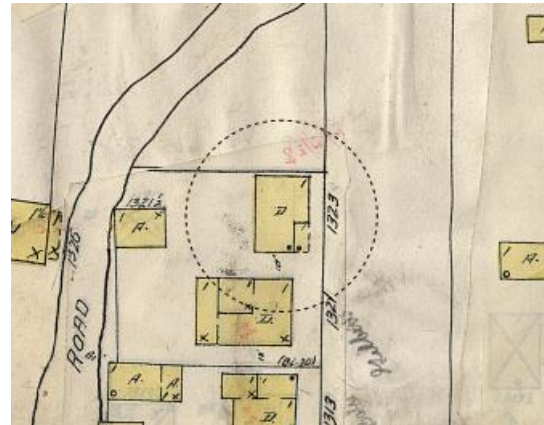
1323 Woodside Avenue Developmental History:

The 1323 Woodside Avenue single-family dwelling is designated as “Significant” on the Park City Historic Sites Inventory (HSI). According to Summit County, the single-family dwelling located at 1323 Woodside Avenue was constructed ca. 1925. The Park City HSI identifies the single-family dwelling as significant to the Mature Mining Era (1894-1930). As can be seen in Figure 2, the single-family dwelling first appears on the 1929 Sanborn Fire Insurance Map and remains unchanged on the 1941 Sanborn Fire Insurance Map.

Figure 2: Sanborn Fire Insurance Maps for 1323 Woodside Avenue.



1929



1941

The first known image of the property at 1323 Woodside Avenue is a tax assessment photograph taken ca. 1940 (Figure 3). The photograph is consistent with the Sanborn Fire Insurance Maps' documentation of the overall form, porch location, and siting on the property.

Figure 3: 1323 Woodside Avenue tax photograph, ca. 1940.



Figure 4: Photograph prior to removal ca. 2009.



As can be seen in Figures 3 and 4, and as referenced in the Historic Sites Inventory Form (Exhibit C), the brick-text siding material was present on the structure since the 1940s. Staff and the applicant find that this was likely added ca. 1940 as this was the period when asphalt-type siding were a popular alternative to traditional wood siding throughout the United States. The Sanborn Fire Insurance Maps identify the structure as “Frame Construction” by the yellow shading of the structure. Based on the known vernacular style of architecture within Park City, it is highly likely that this structure was originally clad in horizontal wood siding. Figure 4 shows the changes that were made after ca. 1940, including, but not limited to the enclosure of the porch, the portico roof addition, etc. The original front windows can be seen in Figure 4 as well.

Analysis 1 (Proposal 1): Relocation of the Historic Single-Family Home at 1323 Woodside Avenue to the new vacant site at 1353 Park Avenue

The applicant proposes to relocate the historic single-family dwelling originally located at 1323 Woodside Avenue to the new vacant site at 1353 Park Avenue. This new site (1353 Park Avenue) is approximately 200 feet north-northeast from the original site (1323 Woodside Avenue) – See Figure 1a and 1b for site context.

The applicant is proposing to relocate the single-family dwelling so that it can be a part of Phase I of the larger Woodside Park Affordable Housing Project and because the historic context of the original location has been altered.

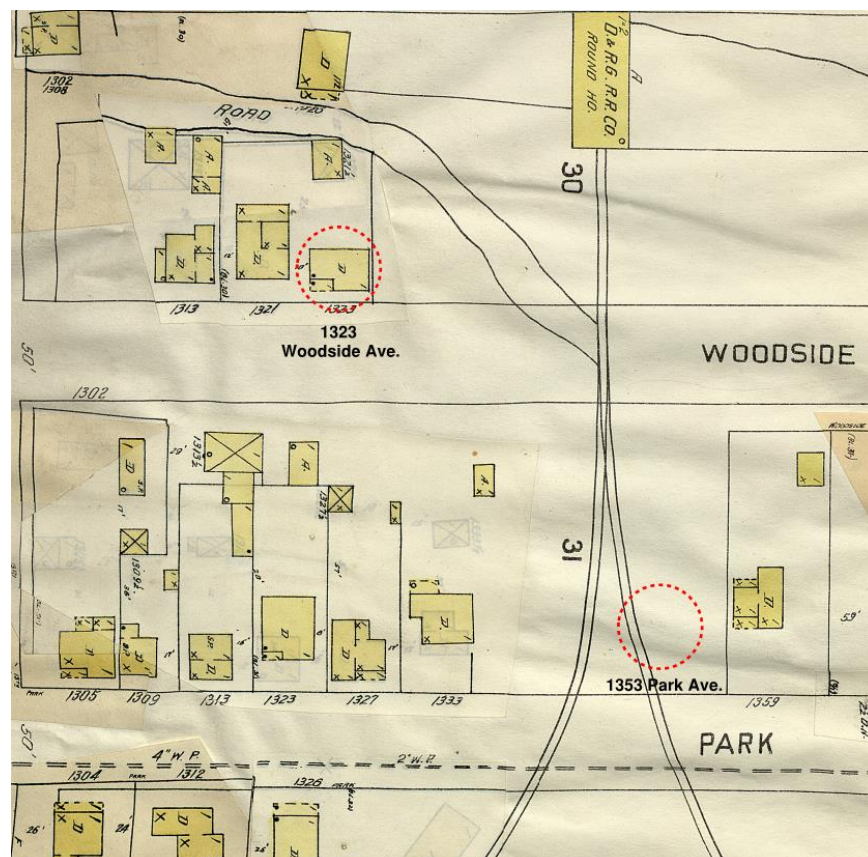
The relocation will comply with the required fifteen foot (15') Front Yard Setback and five foot (5') Side Yard Setback, as dictated by the Historic Residential (HR-M) zoning district, described in Land Management Code (LMC) 15-2.4-4.

The *Design Guidelines for Historic Sites* provide guidance on the Relocation and/or Reorientation of Intact Buildings (pages 36-37). The guidelines recommend that the relocation of Historic buildings only be considered after it has been determined by the Design Review Team that the integrity and significance of the Historic building will not be diminished by such action. The *Design Guidelines for Historic Sites* also provide guidance regarding the Relocation of Reconstructed Buildings, specifically Design Guideline G.9 which states “A building may not be reconstructed on a site other than its original location.” However, the Notice and Order states “Final location of the structure is to be determined, as part of the development plan, with Park City approval by the Park City Planning Director and/or his designee.”

Staff and the Design Review Team find that based on the language in the Notice and Order and the context of the original site, the relocation will not negatively impact the designation of the Historic District as a whole and will maintain a compatible setting with the historic setting, as the original site’s context has been altered by peripheral non-historic and out-of-scale development.

Staff has provided a complete contextual analysis (Figure 5a, 5b, 5c, and 5d) of the proposed and original sites based on Sanborn Fire Insurance Maps, 2016 satellite imagery, and Elliott Workgroup’s aerial renderings.

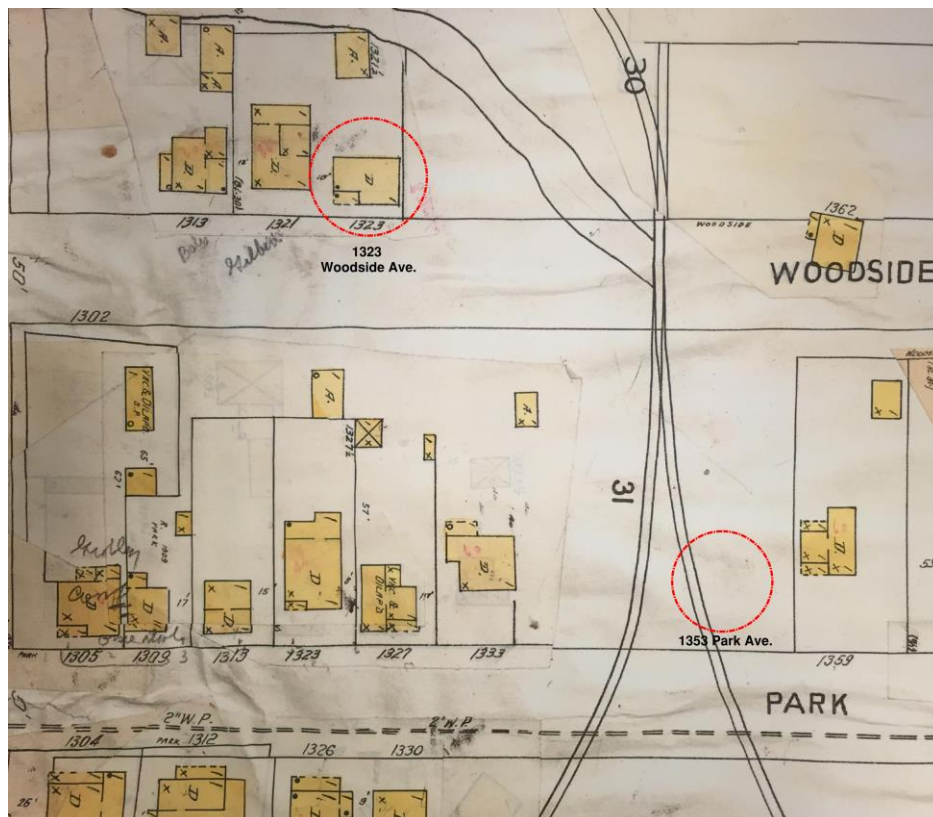
Figure 5a: 1929 Sanborn Fire Insurance Map



Staff has identified the following features and characteristics of the contextual area on Park Avenue and Woodside Avenue in the 1929 Sanborn Fire Insurance Map:

- Proximity to a series of single-family dwellings. 1323 Woodside Avenue is one (1) single-family dwelling in a series of three (3) single-family dwellings. Park Avenue also established a similar pattern of series of single-family dwellings grouped together.
- Proximity to less dense development. Due to the location of the railroad which dissects the streetscapes of both Park Avenue and Woodside Avenue, the established pattern of the street becomes pockets of single-family dwellings dissected by less dense segments occupied by mining era railroad lines and other like infrastructure.
- Established rhythm and scale of the streetscape. The streetscapes of both Park Avenue and Woodside Avenue within the contextual area are defined by single-family dwellings with outbuildings and mining era railroad infrastructure. In addition, the single-family dwellings establish a rhythm of setbacks of similar distance to the street (Front Yard setback), separation between structures (Side Yard setback), and similar orientations of the property features (like outbuildings). For the Park Avenue single-family dwellings, Woodside Avenue served as the rear of the properties for siting outbuildings and other like structures.

Figure 5b: 1941 Sanborn Fire Insurance Map



There is little to no changes between the 1929 and 1941 Sanborn Fire Insurance Maps for both Park Avenue and Woodside Avenue within the contextual area.

Figure 5c: 2016 Satellite Imagery



Staff has identified the following changes to the features and characteristics of the contextual area on Park Avenue and Woodside Avenue based on the 2016 Satellite Imagery:

- Proximity to a series of single-family dwellings. 1323 Woodside Avenue was one (1) single-family dwelling in a series of three (3) single-family dwellings during the Historic period. The other two (2) single-family dwellings that once made up the series have since been demolished and replaced by a large condominium building. There are now zero (0) single-family dwellings located on the west side of Woodside Avenue within the contextual area. Instead, there is the large condominium building to the south and future denser development expected to the north of 1323 Woodside Avenue.*

Park Avenue has retained the pattern of single-family dwellings on the west side of the street within the contextual area, with the exception of the non-historic Fire Station; however, the Fire Station will be demolished and replaced with two (2) compatible single-family dwellings (one of which is the proposed relocation of 1323 Woodside Avenue). If relocated to the proposed site at 1353 Park Avenue, the single-family dwelling would be returned and associated with a series of three (3) single-family dwellings as there are three (3) proposed single-family dwellings

that will be a part of Phase I of the larger Woodside Park Affordable Housing Project. Three (3) single-family dwellings create a pattern.

1323 Woodside Avenue is located in the Recreation Commercial (RC) zone which is a zone that would allow for more dense development to span to the periphery of the site. 1353 Park Avenue is located in the Historic Residential-Medium Density (HR-M) zone which is a Historic District.

- *Proximity to less dense development. The railroad that existed during the Mining Era was located approximately where the non-historic Fire Station, Miner's Hospital and City Park are located. Miner's Hospital and City Park have helped retain the lack of density and void that was created by the mining era railroad on the east side of Park Avenue. This has maintained the relationship between the single-family dwellings and less dense development which characterized the contextual area during the Historic period. Because of the zoning designation of the west side of Woodside Avenue (RC), denser development is permitted and has already compromised the lack of density and context of the original site (1323 Woodside Avenue).*
- *Established rhythm and scale of the streetscape. The rhythm and scale of 1323 Woodside Avenue has been lost due to the dense, out-of-scale development that has occurred since the Historic period. Park Avenue has retained the rhythm and scale of the streetscape because of the single-family dwellings on the west side of the street within the contextual area, with the exception of the non-historic Fire Station; however, the Fire Station will be demolished and replaced with two (2) single-family dwellings. The single-family dwellings on Park Avenue have retained their relationship to the street, site orientations, overall scale, and proximity to less dense development.*
- *Entrance to the Historic District. Park Avenue acts as the entranceway to the residential Historic District because it is one of the main thoroughfares for access to Main Street and Old Town as a whole. Because 1323 Woodside Avenue has lost its historic context, relocating the Historic single-family dwelling to 1353 Park Avenue will help bring the traditional rhythm and pattern of Park Avenue further north and restore many of the features of 1323 Woodside Avenue's original site context.*

Figure 5d: Elliott Workgroup's Aerial View from Park Avenue.



The architect submitted a Streetscape Contextual Analysis of the Historic single-family dwelling relocated to 1353 Park Avenue and embedded into the streetscape (1353 Park Avenue is circled in red).

Note the non-historic Fire Station is demolished and replaced with two (2) single-family dwellings abutting Park Avenue and a compatible multi-unit dwelling abutting Woodside Avenue. If relocated to the proposed site at 1353 Park Avenue, the single-family dwelling would be returned and associated with a series of three (3) single-family dwellings as there are three (3) proposed single-family dwellings that will be a part of the Woodside Park Phase I Affordable Housing Project.

Additionally, any relocation of a historic building or historic structure must comply with LMC 15-11-13. The HPB shall review staff's analysis and find that the project complies with the following criteria in order for the relocation to occur. Staff commentary and analysis is in **bold** or *italics* below:

15-11-13. RELOCATION AND/OR REORIENTATION OF A HISTORIC BUILDING OR HISTORIC STRUCTURE.

B. PROCEDURE FOR THE RELOCATION AND/OR REORIENTATION OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) TO A PERMANENT NEW SITE. To approve a Historic District or Historic Site design review Application involving relocation and/or reorientation of the Historic Building(s) and/or Structure(s) on a Landmark Site or a Significant Site to a new site, the Historic Preservation Board shall find the project complies with the following criteria.

1. For either a Landmark or Significant Site, all of the following shall be met:
 - a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
 - b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure; **Not Applicable.**

This is not applicable as the structure has already been removed in order to be reconstructed.

2. Landmark structures shall only be permitted to be relocated to a new site if the relocation will abate demolition and the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure. **Not Applicable.**

This is not applicable as the structure is designated as "Significant" on the Park City Historic Sites Inventory.

3. For Significant Sites, at least one of the following must be met:

- a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or **Not Applicable.**

This is not applicable as the structure has already been removed in order to be reconstructed.

- b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or **Not Applicable.**

This is not applicable as the structure has already been removed in order to be reconstructed.

- c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation to a new Site. This criterion is only available to Significant Sites. Unique conditions shall include all of the following:

- i. The relocation will not negatively affect the historic integrity of the Historic District, nor the area of receiving site; and **Complies.**

Staff and the Design Review Team find that based on the language in the Notice and Order and the context of the original site, the relocation will not negatively impact the designation of the Historic District as a whole and will maintain a compatible setting with the historic setting, as the original site's context has been altered by peripheral non-historic and out-of-scale development (see "b" below for unique conditions and further analysis).

- ii. One of the following must also be met:
 - a. The historic building is located within the Historic districts, but its historic context and setting have become so radically altered that the building may be enhanced by its new setting if the receiving site is more similar to its historic setting in terms of architecture, style, period, height, mass, volume, scale, use and location of the structure on the lot as well as neighborhood features and uses; or **Not Applicable.**

This is not applicable as the structure is not located within the Historic Districts.

- b. The historic building is located outside of the Historic districts, and its historic context and setting have been so

radically altered that the building may be enhanced by its new setting if the receiving site is more similar to its historic setting in terms of architecture, style, period, height, mass, volume, scale, use, and location of the structure on the lot as well as neighborhood features and uses; or **Complies**.

As was identified in Figures 5a-5d, staff and the Design Review Team find that the historic context of the building has been so radically altered that if the building were to be reconstructed at its original site, the setting would not appropriately convey its history because of the following:

- *Incompatible infill on the west side of Woodside Avenue within the contextual area which has compromised the density and scale of the site.*
- *The lack of historic rhythm and scale of the streetscape on Woodside Avenue.*
- *The present setting does not appropriately convey the history of the site as the historic single-family dwellings that were once located on the west side of Woodside Avenue have been demolished and replaced with a large condominium building. There are zero (0) single-family dwellings located on the west side of Woodside Avenue within the contextual area.*

As was identified in Figures 5a-5d, the proposed location on Park Avenue conveys a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, architecture, style, period, height, mass, volume, use, geography, and location of the structure on the lot as well as neighborhood features because of the following:

- *Compatible infill and historic single-family dwellings are a consistent component of the Park Avenue streetscape in terms of scale of neighboring buildings, materials, architecture, style, period, height, mass, volume, use, and geography.*
- *The scale of the streetscape respects the traditional rhythm and scale established by the historic structures and adjacent Miner's Hospital and City Park's lack of density.*
- *The proposed location maintains a relationship with a pocket of less dense development located at Miner's Hospital and City Park which was once the site of the mining era railroad. The relationship between the proposed site and the lack of density on the east side of Park Avenue creates an association with the history of the historic structure at its original site because the mining era railroad also ran just north of 1323 Woodside Avenue.*

- d. City Council, with input from the Historic Preservation Board, Planning Director, and Chief Building Official, determines that the Historic Building(s) and/or Structure(s) is deterrent to a major improvement program outside of the Historic districts that will be of Substantial Benefit to the community, such as, but not limited to:

The Land Management Code defines Substantial Benefit as:

1.272 SUBSTANTIAL BENEFIT. Significant improvement or positive effect that will fill a community need and/or meet a specified City Council goal and provide a considerable economic, financial, or environmental benefit to the community that does not currently exist.

Because this is a City-owned project, City Council has provided direction to pursue the development as proposed. On October 20, 2016, staff (the Woodside Park Affordable Housing Project Team) requested and was given direction by City Council to pursue the Historic District Design Review and supplemental applications for the affordable housing development including the relocation of 1323 Woodside Avenue to 1353 Park Avenue as proposed. The October 20, 2016 City Council Work Session minutes can be found [here](#) starting on page 2. Affordable housing will be of Substantial Benefit to the community.

- a. The relocation of the Historic Building(s) and/or Structure(s) will result in the restoration of the house—both the interior and exterior—in compliance with the Secretary of the Interior's Standards and the relocation will aid in the interpretation of the history of the Historic Building(s) and/or Structure(s); **or**
Complies.

The exterior of the structure will be reconstructed in compliance with the Secretary of the Interior's Standards for Reconstruction ([link](#)). Because there are no floor plans of the structure during the Historic period and alterations were made to the layout after the Historic period, staff cannot determine the Historic interior layout; therefore, it cannot be determined if the reconstruction of the interior of the structure is being completed in compliance with the Secretary of the Interior's Standards for Reconstruction.

- b. The relocation of the Historic Building(s) and/or Structure(s) will result in the revitalization of the receiving neighborhood due to the relocation; **or** **Complies.**

As stated previously, the existing incompatible non-historic Fire Station located at 1353 Park Avenue will be demolished and replaced with two (2) single-family dwellings – including the 1323 Woodside Avenue reconstructed single-family dwelling. The existing mass and scale of the non-historic Fire Station does not contribute to the overall scale of neighboring buildings, materials, architecture, style, period, height, mass, volume, use, geography, or location of the structure on the lot. The addition of two (2) single-family dwellings at 1353 Park Avenue will

revitalize the streetscape and create a cohesive development within the Historic District.

- c. The relocation of the Historic Building(s) and/or Structure(s) will result in a new affordable housing development on the original site that creates more units than currently provided on the existing site and the rehabilitation of the Historic Building(s) and/or Structure(s) on the new receiving site. **Complies.**

If the single-family dwelling were relocated to 1353 Park Avenue, not only would the vacant site at 1323 Woodside Avenue become a future affordable housing development location, but the new site at 1353 Park Avenue will also become an affordable housing development location. The relocation will result in the reconstruction of the single-family dwelling in the Historic Residential-Medium Density (HR-M) Zoning District at a more historically compatible site in terms of the overall scale of neighboring buildings, materials, architecture, style, period, height, mass, volume, use, geography, and location of the structure on the lot; while allowing for denser development to occur at 1323 Woodside Avenue in the Recreation Commercial (RC) Zoning District for affordable housing.

Analysis 2 (Proposal 2): Material Deconstruction of a Portion of the Rear (West) Façade of the Historic Single-Family Dwelling.

Historic Preservation Board review for the proposed Material Deconstruction of the rear (west) façade of the Historic single-family dwelling is required because the 2009 Notice and Order to vacate and remove the structure mandated the historically accurate reconstruction of the structure in accordance with the known Historic appearance. Architectural renderings consistent with the known Historic appearance were submitted in 2009 as a part of the Historic Preservation Plan.

The proposed removal of a portion of the rear (west) façade of the Historic single-family dwelling was not proposed in 2009; therefore, the removal of the rear (west) façade was not previously reviewed or approved under the 2009 Land Management Code or Design Guidelines for Historic Districts and Historic Sites. Any new development or proposed changes from that of the 2009 proposal must comply with the current Land Management Code requirement (including Material Deconstruction review by the Historic Preservation Board) and Design Guidelines for Historic Districts and Historic Sites. Even though this structure has not yet been reconstructed, it must be treated as an existing/constructed Significant structure as the site is listed on the Historic Sites Inventory.

The following Material Deconstruction work is proposed for the Historic single-family dwelling:

- Removal of a non-historic shed roof addition on the rear (west) façade. The shed roof addition does not appear on the 1929 or 1941 Sanborn Fire Insurance Maps and based on physical material evidence, it was constructed outside of the Historic period.

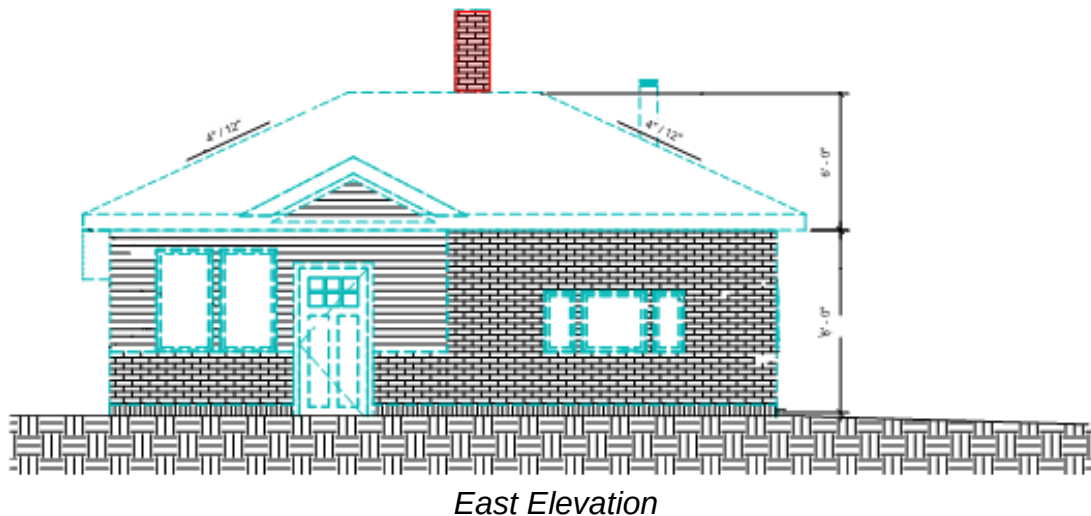
- Removal of a portion of the rear (west) façade to accommodate the new approximately 167 square foot addition. The rear (west) façade is Historic, except for where the non-historic shed roof addition is attached.
- Removal of the chimney which the applicant states is non-historic. The ca. 1940 tax photograph shows a central chimney with stovepipe; however, the stovepipe was not present prior to the removal in 2009. ***HPB discussion is requested for the proposed removal of the chimney.***

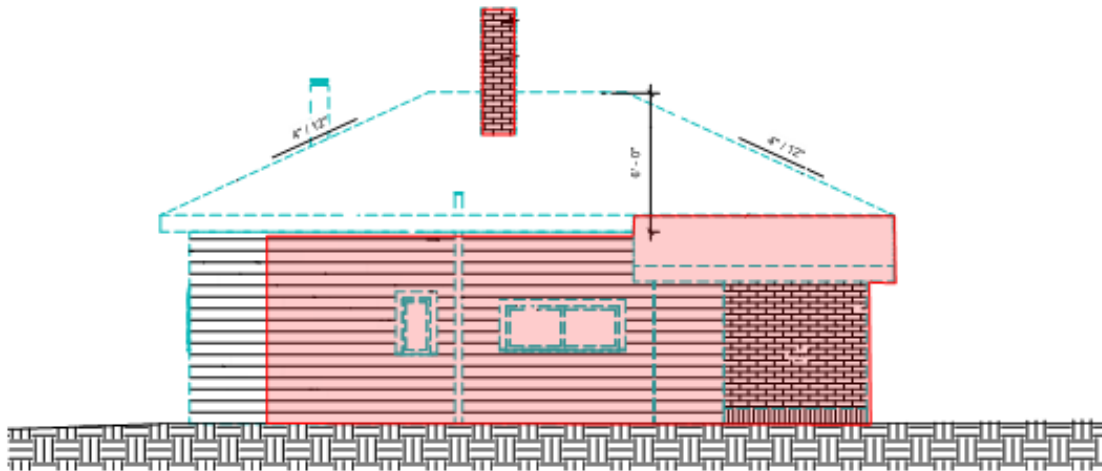
Staff finds that the removal of the proposed non-historic shed roof addition and a portion of the rear (west) façade will not have a negative impact on the historic structure because of the following:

- The rear (west) façade of the structure is not visible from the Public Right-of-Way.
- The original Historic form of the structure will still be clearly interpreted after the removal of the proposed materials.
- The removal of the non-historic shed addition will enable a clear delineation between the rear of the Historic structure and the new approximately 167 square foot addition because the new addition will not encompass the southwest corner of the Historic form.

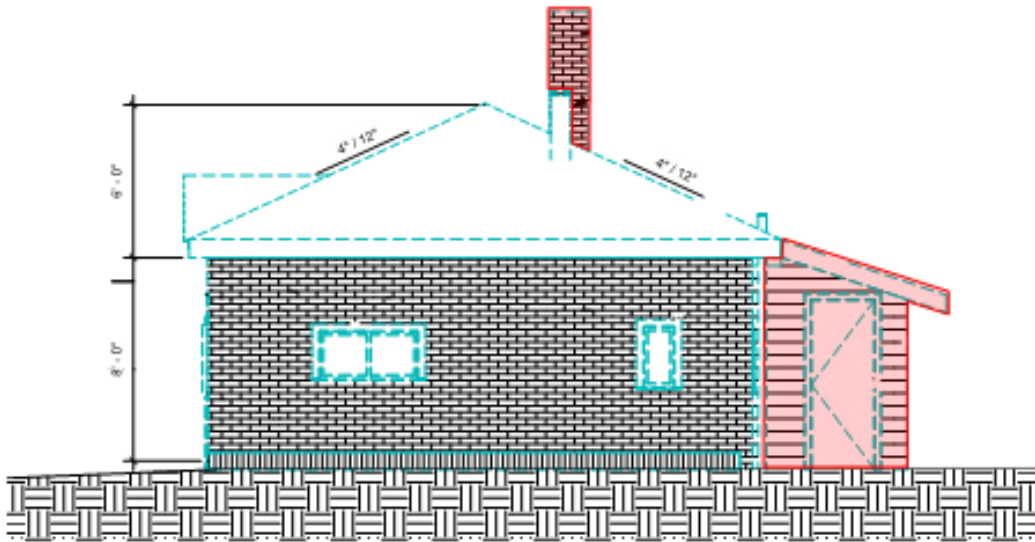
Staff finds that the removal of the chimney is not appropriate as this is visible from the Right-of-Way and is a character defining feature of the Historic roof form. ***HPB discussion is requested for the proposed removal of the chimney.***

Figure 6: Areas (shaded red) that are to be removed from the single-family dwelling

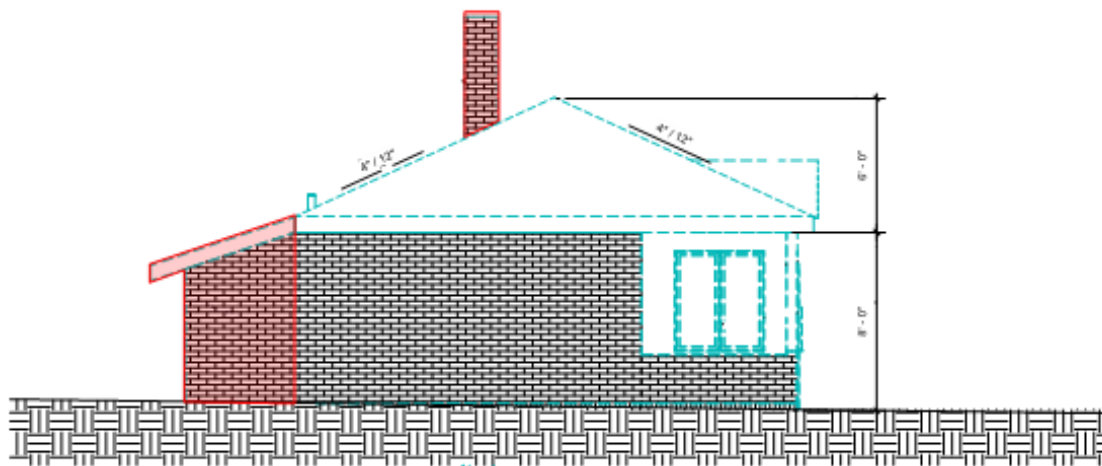




West Elevation



North Elevation



South Elevation

Process:

The HPB will hear testimony from the applicant and the public and will review the Application for compliance with the “Criteria for Relocation of the Historic Structure” and “Material Deconstruction.” The HPB shall forward a copy of its written findings to the Owner and/or Applicant.

The Applicant or any party participating in the hearing may appeal the Historic Preservation Board decision to the Board of Adjustment. Appeal requests shall be submitted to the Planning Department ten (10) days of the Historic Preservation Board decision. Appeals shall be considered only on the record made before the HPB and will be reviewed for correctness.

Notice:

On February 11, 2017 Legal Notice of this public hearing was published in the Park Record and posted in the required public spaces. Staff sent a mailing notice to property owners within 100 feet on and posted the property on February 15, 2017.

Recommendation:

Proposal 1: Relocation of a Significant single-family dwelling to a new site.

Staff recommends the Historic Preservation Board review the Relocation of the Significant single-family dwelling at 1323 Woodside Avenue to a new vacant site at 1353 Park Avenue, conduct a public hearing, and approve the Relocation pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Proposal 2: Material Deconstruction of a portion of the rear (west) façade of the Significant single-family dwelling.

Staff recommends the Historic Preservation Board review the Material Deconstruction of a non-historic shed addition, chimney, and a portion of the rear (west) façade of the Significant single-family dwelling, conduct a public hearing, and approve the Material Deconstruction pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Finding of Fact for Proposal 1: Relocation of the Historic Single-Family Home at 1323 Woodside Avenue to the new vacant site at 1353 Park Avenue

1. The applicant, Park City Municipal Corporation, is proposing to relocate and reconstruct the “Significant” single-family dwelling at 1323 Woodside Avenue to the new vacant site of 1353 Park Avenue as a part of Phase I of the larger Woodside Park Affordable Housing Project.
2. The proposed vacant relocation site at 1353 Park Avenue is located in the Historic Residential Medium-Density (HR-M) Zoning District.
3. The original site at 1323 Woodside Avenue is located in the Recreation Commercial (RC) Zoning District.
4. This new site (1353 Park Avenue) is approximately 200 feet north-northeast from the original site (1323 Woodside Avenue).
5. The Historic single-family dwelling located at 1323 Woodside Avenue is listed as “Significant” on the Historic Sites Inventory (HSI). According to Summit County records, the single-family dwelling was constructed ca. 1925. According to the Park

City HSI, the single-family dwelling is significant to the Mature Mining Era (1894-1930).

6. The single-family dwelling at 1323 Woodside Avenue first appears on the 1929 Sanborn Fire Insurance Map. The single-family dwelling remained unchanged in the 1941 Sanborn Fire Insurance Map.
7. The first known image of the property at 1323 Woodside Avenue is a tax assessment photograph taken ca. 1940 (Figure 2).
8. On November 15, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1333 Park Avenue. After working with the applicant on the materials of their submittal, the application was deemed complete on January 25, 2017. The HDDR application is still under review by the Planning Department.
9. The former non-historic Fire Station will be demolished (currently located at 1353 Park Avenue), thus making 1353 Park Avenue a vacant site.
10. On January 29, 2009, a Notice and Order to vacate and remove the Historic single-family dwelling located at 1323 Woodside Avenue was issued by the Park City Chief Building Official and recorded at the Summit County Recorder's Office. The Park City Chief Building Official found that the single-family dwelling at 1323 Woodside Avenue was a dangerous building as defined in Section 302 of the Uniform Code for the Abatement of Dangerous Buildings.
11. On April 29, 2009, a Demolition Permit was issued by the Park City Building Department after the architectural documentation had been completed and submitted. The Demolition Permit was for the removal of the single-family dwelling from the site in order to fulfill the reconstruction.
12. Due to unforeseen circumstances, including the 2009 real estate/stock market decline, the single-family dwelling has not yet been reconstructed.
13. In 2013, the Park City Municipal Corporation Redevelopment Agency purchased the property at 1323 Woodside Avenue with the intent of fulfilling the requirements of the Notice and Order for reconstruction of the single-family dwelling.
14. The Historic structure will retain its use as a single-family dwelling and there would be a total of three (3) single-family dwellings in a row abutting Park Avenue within Phase I of the Woodside Park Affordable Housing Project.
15. The reconstruction will be based on measured drawings that were drafted prior to the removal of the "Significant" single-family dwelling in accordance with the 2009 Notice and Order.
16. The relocation will comply with the required fifteen foot (15') Front Yard Setback and five foot (5') Side Yard Setback, as dictated by the Historic Residential (HR-M) zoning district, described in Land Management Code (LMC) 15-2.4-4.
17. The Notice and Order states "Final location of the structure is to be determined, as part of the development plan, with Park City approval by the Park City Planning Director and/or his designee."
18. Based on the language in the Notice and Order and the context of the original site, the relocation will not negatively impact the designation of the Historic District as a whole and will maintain a compatible setting with the historic setting, as the original site's context has been altered by peripheral non-historic and out-of-scale development.

19. The historic context of the building has been so radically altered that if the building were to be reconstructed at its original site, the setting would not appropriately convey its history because of incompatible infill on the west side of Woodside Avenue within the contextual area which has compromised the density and scale of the site.
20. Woodside Avenue within the contextual area lacks historic rhythm and scale of the streetscape.
21. The present setting on Woodside Avenue within the contextual area does not appropriately convey the history of the site as the historic single-family dwellings that were once located on the west side of Woodside Avenue have been demolished and replaced with a large condominium building.
22. There are zero (0) single-family dwellings located on the west side of Woodside Avenue within the contextual area.
23. The proposed location on Park Avenue conveys a character similar to that of the historic site, in terms of scale of neighboring buildings, materials, architecture, style, period, height, mass, volume, use, geography, and location of the structure on the lot as well as neighborhood features.
24. The proposed location on Park Avenue maintains a relationship with a pocket of less dense development located at Miner's Hospital and City Park which was once the site of the mining era railroad. The relationship between the proposed site and the lack of density on the east side of Park Avenue creates an association with the history of the historic structure at its original site because the mining era railroad also ran just north of 1323 Woodside Avenue.
25. Because this is a City-owned project, City Council has provided direction to pursue the development as proposed. On October 20, 2016, staff (the Woodside Park Affordable Housing Project Team) requested and was given direction by City Council to pursue the Historic District Design Review and supplemental applications for the affordable housing development including the relocation of 1323 Woodside Avenue to 1353 Park Avenue as proposed.
26. Affordable housing is a Substantial Benefit to the community.
27. The exterior of the structure will be reconstructed in compliance with the Secretary of the Interior's Standards for Reconstruction.
28. The addition of two (2) single-family dwellings at 1353 Park Avenue will revitalize the streetscape and create a cohesive development within the Historic District.
29. If the single-family dwelling were relocated to 1353 Park Avenue, the vacant site at 1323 Woodside Avenue would become a future affordable housing development location and the new site at 1353 Park Avenue would become an affordable housing development location.
30. The relocation will result in the reconstruction of the single-family dwelling in the Historic Residential-Medium Density (HR-M) Zoning District while allowing for denser development to occur at 1323 Woodside Avenue in the Recreation Commercial (RC) Zoning District for affordable housing.
31. The proposal to relocate the historic single-family dwelling complies with LMC 15-11-13 Relocation and/or Reorientation of a Historic Building or Historic Structure. There are unique conditions that warrant the relocation of the historic single-family dwelling to the new site as the context of the building's setting has been so altered that its present setting does not convey its history.

Conclusions of Law:

1. The proposal meets the criteria for relocation pursuant to LMC 15-11-13 and/or Reorientation of a Historic Building or Historic Structure.

Finding of Fact for Proposal 2: Material Deconstruction of a Portion of the Rear (West) Façade of the Historic Single-Family Dwelling.

1. The applicant, Park City Municipal Corporation, is proposing to relocate and reconstruct the “Significant” single-family dwelling at 1323 Woodside Avenue to the new vacant site of 1353 Park Avenue as a part of Phase I of the larger Woodside Park Affordable Housing Project.
2. 1353 Park Avenue is located in the Historic Residential Medium-Density (HR-M) Zoning District.
3. The original site at 1323 Woodside Avenue is located in the Recreation Commercial (RC) Zoning District.
4. The Historic single-family dwelling located at 1323 Woodside Avenue is listed as “Significant” on the Historic Sites Inventory (HSI). According to Summit County records, the single-family dwelling was constructed ca. 1925. According to the Park City HSI, the single-family dwelling is significant to the Mature Mining Era (1894-1930).
5. The single-family dwelling at 1323 Woodside Avenue first appears on the 1929 Sanborn Fire Insurance Map. The single-family dwelling remained unchanged in the 1941 Sanborn Fire Insurance Map.
6. The first known image of the property at 1323 Woodside Avenue is a tax assessment photograph taken ca. 1940 (Figure 2).
7. On November 15, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1333 Park Avenue. After working with the applicant on the materials of their submittal, the application was deemed complete on January 25, 2017. The HDDR application is still under review by the Planning Department.
8. The applicant is proposing to remove a non-historic shed roof addition on the rear (west) façade. The shed roof addition does not appear on the 1929 or 1941 Sanborn Fire Insurance Maps and based on physical material evidence was constructed outside the Historic period.
9. The applicant is proposing to remove a portion of the rear (west) façade to accommodate the new approximately 167 square foot addition. The rear (west) façade is Historic, except for where the non-historic shed roof addition is attached.
10. The applicant is proposing to remove the chimney which the applicant states is non-historic. The ca. 1940 tax photograph shows a central chimney with stovepipe; however, the stovepipe was not present prior to the removal in 2009.
11. Staff finds that the removal of the proposed non-historic shed roof addition and a portion of the rear (west) façade will not have a negative impact on the historic structure because the rear (west) façade of the structure is not visible from the Public Right-of-Way; the original Historic form of the structure will still be clearly interpreted after the removal of the proposed materials; and the removal of the non-historic shed addition will enable a clear delineation between the rear of the Historic

structure and the new approximately 167 square foot addition because the new addition will not encompass the southwest corner of the Historic form.

12. Staff finds that the removal of the chimney is not appropriate as this is visible from the Right-of-Way and is a character defining feature of the historic roof form.

Conclusions of Law:

2. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and regarding material deconstruction.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on November 15, 2016 and December 1, 2016. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. Where the historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing historic materials, the applicant shall demonstrate to the Planning Director and Project Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No historic materials may be disposed of prior to advance approval by the Planning Director and Project Planner.
3. Any deviation from approved Material Deconstruction will require review by the Historic Preservation Board.

Exhibits:

Exhibit A	HPB Criteria for Relocation of Historic Structures
Exhibit B	HPB Demolition Review Checklist
Exhibit C	Historic Sites Inventory Form
Exhibit D	Intensive Level Survey Form
Exhibit E	2009 Notice and Order (1323 Woodside Avenue)
Exhibit F	Historic District Design Review Historic Preservation Plan
Exhibit G	Historic District Design Review Physical Conditions Report
Exhibit I	Historic District Design Review Existing and Proposed Plans

Exhibit A: HPB Criteria for Relocation of Historic Structures

The Historic Preservation Board shall find the project complies with the following criteria (Exhibit A):

1. For either a Landmark or Significant Site, all of the following shall be met:
 - a. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) can successfully be relocated and the applicant has demonstrated that a professional building mover will move the building and protect it while being stored; and
 - b. The proposed relocation will not have a detrimental effect on the structural soundness of the building or structure;
2. Landmark structures shall only be permitted to be relocated to a new site if the relocation will abate demolition and the Planning Director and Chief Building Official find that the relocation will abate a hazardous condition at the present setting and enhance the preservation of the structure.
3. For Significant Sites, at least one of the following must be met:
 - a. The proposed relocation and/or reorientation will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or
 - b. The Planning Director and Chief Building Official determine that the building is threatened in its present setting because of hazardous conditions and the preservation of the building will be enhanced by relocating it; or
 - c. The Historic Preservation Board, with input from the Planning Director and the Chief Building Official, determines that unique conditions warrant the proposed relocation and/or reorientation to a new Site. This criterion is only available to Significant Sites. Unique conditions shall include all of the following:
 - i. The relocation will not negatively affect the historic integrity of the Historic District, nor the area of receiving site; and
 - ii. One of the following must also be met:
 - a. The historic building is located within the Historic districts, but its historic context and setting have become so radically altered that the building may be enhanced by its new setting if the receiving site is more similar to its historic setting in terms of architecture, style, period, height, mass, volume, scale, use and location of the structure on the lot as well as neighborhood features and uses; or
 - b. The historic building is located outside of the Historic districts, and its historic context and setting have been so radically altered that the building may be enhanced by its new setting if the receiving site is more similar to its historic setting in terms of architecture, style, period, height, mass, volume, scale, use, and location of the structure on the lot as well as neighborhood features and uses; or
 - d. City Council, with input from the Historic Preservation Board, Planning Director, and Chief Building Official, determines that the Historic Building(s) and/or Structure(s) is deterrent to a major improvement

program outside of the Historic districts that will be of Substantial Benefit to the community, such as, but not limited to:

- a. The relocation of the Historic Building(s) and/or Structure(s) will result in the restoration of the house—both the interior and exterior—in compliance with the Secretary of the Interior's Standards and the relocation will aid in the interpretation of the history of the Historic Building(s) and/or Structure(s);
- b. The relocation of the Historic Building(s) and/or Structure(s) will result in the revitalization of the receiving neighborhood due to the relocation; or
- c. The relocation of the Historic Building(s) and/or Structure(s) will result in a new affordable housing development on the original site that creates more units than currently provided on the existing site and the rehabilitation of the Historic Building(s) and/or Structure(s) on the new receiving site.

Exhibit B: HPB Material Deconstruction Review Checklist

Historic Preservation Board Material Deconstruction Review Checklist:

1. Routine Maintenance (including repair or replacement where there is no change in the design, materials, or general appearance of the elements of the structure or grounds) does not require Historic Preservation Board Review (HPBR).
2. The material deconstruction is required for the renovation, restoration, or rehabilitation of the building, structure, or object.
3. Proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.
4. The proposed scope of work mitigates any impacts that will occur to the visual character of the neighborhood where material deconstruction is proposed to occur; any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property; any impact that will occur to the architectural integrity of the buildings, structures, or objects located on the property; and any impact that will compromise the structural stability of the historic building.
5. The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels.
6. Any addition to a Historic Building, Site, or Structure has been found to be non-contributory to the historic integrity or historical significance of the structure or site.

Exhibit C - Historic Sites Inventory Form

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1323 Woodside Avenue

AKA: 1321 Woodside Avenue

City, County: Park City, Summit County, Utah

Tax Number: SA-277-278

Current Owner Name: Elliott Work Group Development Parent Parcel(s):

Current Owner Address: PO Box 2076, Park City, Utah 84060-2076

Legal Description (include acreage): 0.12 acres; SNYDERS ADDITION BLK 24 SNYDERS ADDITION BLK 24 BLOCK: 24BUILDING: 0.00BEG N 54*01' E 156 FT & S 35*59' E 332 FT FROM NW COR BLK 24 SNYDERS ADDITION; TH S 35*59' E 60 FT; S 54*04' W 75 FT; N 35*59' W 60 FT; N 54*01' E 75 FT TO BEG CONT 0.10 AC (1323 WOODSIDE AVE); ALSO BEG N 54*01' E 150 FT; N 35*59' W 147.28 FT FROM SW COR BLK 24 SNYDERS ADDITION TO PARK CITY; TH S 54*01' W 75 FT; N 35*59' W 9.22 FT; N 54*01' E 75 FT; S 35*59' E 9.22 FT TO BEG CONT 0.02 AC; ALSO BEG AT A PT N 54*01' E 150.0 FT & N 35*59' W 156.50 FT FROM THE SW COR OF BLK 24 SNYDERS ADDITION TO PARK CITY; TH S 54*01' W 69.0 FT; TH N 35*59' W 1.5 FT; TH N 54*01' E 69.0 FT; TH S 35*59' E 1.5 FT TO THE PT OF BEG.

2 STATUS/USE

Property Category

- ☒ building(s), main
- ☐ building(s), attached
- ☐ building(s), detached
- ☐ building(s), public
- ☐ building(s), accessory
- ☐ structure(s)

Evaluation*

- ☐ Landmark Site
- ☒ Significant Site
- ☐ Not Historic

Reconstruction

- Date:
- Permit #:
- ☐ Full ☐ Partial

Use

- Original Use: Residential
- Current Use: Residential

*National Register of Historic Places: ☒ ineligible ☐ eligible
☐ listed (date:)

3 DOCUMENTATION

Photos: Dates

- ☐ tax photo:
- ☒ prints: 1995 & 2006
- ☐ historic: c.

Research Sources (check all sources consulted, whether useful or not)

- ☐ abstract of title
- ☐ tax card
- ☐ original building permit
- ☐ sewer permit
- ☒ Sanborn Maps
- ☐ obituary index
- ☐ city directories/gazetteers
- ☐ census records
- ☐ biographical encyclopedias
- ☐ newspapers
- ☒ city/county histories
- ☐ personal interviews
- ☐ Utah Hist. Research Center
- ☐ USHS Preservation Files
- ☐ USHS Architects File
- ☐ LDS Family History Library
- ☐ Park City Hist. Soc/Museum
- ☐ university library(ies):
- ☐ other:

Drawings and Plans

- ☐ measured floor plans
- ☐ site sketch map
- ☐ Historic American Bldg. Survey
- ☐ original plans:
- ☐ other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Researcher/Organization: Dina Blaes/Park City Municipal Corporation

Date: November, 08

Building Type and/or Style: Foursquare

No. Stories: 1

Additions: ☐ none ☒ minor ☐ major (describe below) Alterations: ☐ none ☐ minor ☒ major (describe below)Number of associated outbuildings and/or structures: ☐ accessory building(s), # ____; ☐ structure(s), # ____.

General Condition of Exterior Materials:

☐ Good (Well maintained with no serious problems apparent.)☐ Fair (Some problems are apparent. Describe the problems.):☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):☒ Uninhabitable/Ruin**Materials** (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Site: Overgrown vegetation and two dilapidated accessory buildings.

Foundation: None

Walls: Brick-tex and vertical plank siding.

Roof: Truncated pyramid sheathed in asphalt shingles.

Windows: Casement and ribbons of center casement flanked by narrow casements.

Essential Historical Form: ☒ Retains ☐ Does Not Retain, due to:Location: ☒ Original Location ☐ Moved (date _____) Original Location:**Design** (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The site has been significantly altered. Not indicated by the 2006 photographs, but the roof has collapsed and the walls have begun to separate. The recessed porch has been enclosed and three of the four facades have been sheathed with brick-tex (seen in the tax photo). The rear façade is clad in vertical plank boards. The enclosed porch is partially glazed with aluminum casement windows. the changes are significant and substantially diminish the site's original character.**Setting** (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting has not been significantly altered though the vegetation has not been controlled.**Workmanship** (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost.**Feeling** (Describe the property's historic character.): The physical elements of the site, in combination, do not effectively convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.**Association** (Describe the link between the important historic era or person and the property.): The Pyramid house is one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places.

5 SIGNIFICANCE

Architect: ☒ Not Known ☐ Known: (source:)Date of Construction: c. 1925¹¹ Summit County Recorder.

Builder: ☒ Not Known ☐ Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- ☐ Settlement & Mining Boom Era (1868-1893)
- ☒ Mature Mining Era (1894-1930)
- ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.²

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: East elevation. Camera facing west, 2006.

Photo No. 2: Northeast oblique. Camera facing southwest, 2006.

Photo No. 3: West elevation. Camera facing east, 2006.

Photo No. 4: South elevation. Camera facing north, 2006.

Photo No. 5: Accessory building, 2006.

Photo No. 6: Accessory building, 2006.

Photo No. 7: East elevation. Camera facing west, 1995.

Photo No. 8: Southeast oblique. Camera facing northwest, tax photo.

² From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.







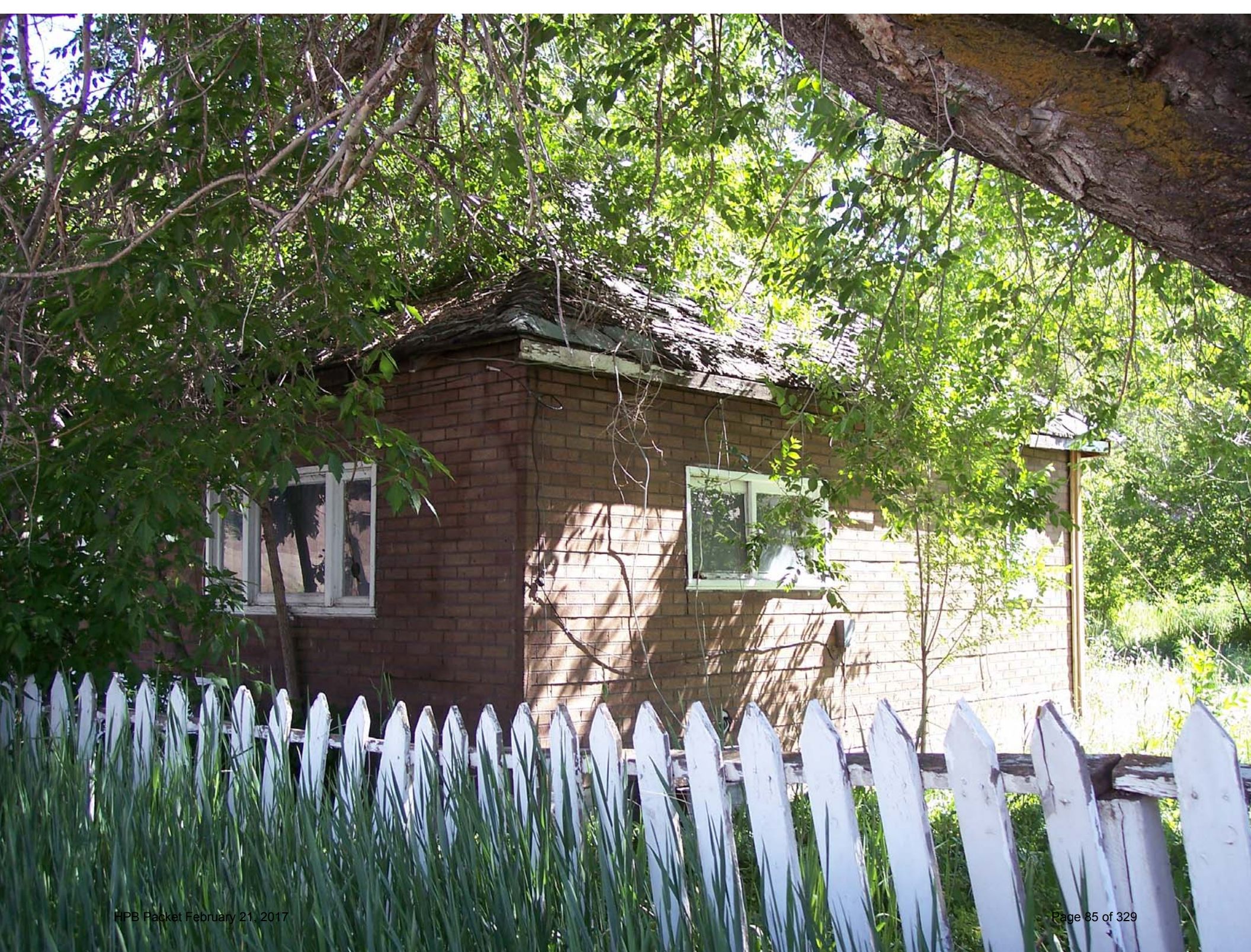










Exhibit D - Intensive Level Survey Form

HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **Laura Trotman House**

Address: **1323 Woodside Avenue**

Twtnshp Range Section:

City, County: **Park City, Summit, Utah**

UTM:

Current Owner Name: **Elliott Work Group Development LLC**

USGS Map Name & Date: **Park City West**

Current Owner Address: **PO Box 3419**

Quad/2011

Park City, UT 84060-3419

Tax Number: **SA-277-278**

Legal Description (include acreage): **see continuation sheet**

2 STATUS/USE

Property Category

☐ building(s)

☐ structure

☐ site

☐ object

Evaluation

☐ eligible/contributing

☒ ineligible/non-contributing

☐ out-of-period

Use

Original Use: **single dwelling**

Current Use: **demolished**

3 DOCUMENTATION

Photos: Dates

☐ digital:

☒ prints: **2006, 1995**

☒ historic: **c.1940**

Drawings and Plans

☐ measured floor plans

☐ site sketch map

☐ Historic American Bldg. Survey

☐ original plans available at:

☐ other:

Research Sources (check all sources consulted, whether useful or not)

☒ abstract of title

☐ tax card & photo

☐ building permit

☐ sewer permit

☒ Sanborn Maps

☐ obituary index

☐ city directories/gazetteers

☒ census records

☐ biographical encyclopedias

☐ newspapers

☐ city/county histories

☐ personal interviews

☐ USHS History Research Center

☒ USHS Preservation Files

☐ USHS Architects File

☐ LDS Family History Library

☒ local library: **Park City Museum**

☐ university library(ies):

Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.

National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: demolished No. Stories: _____

Foundation Material: _____ Wall Material(s): _____

Additions: none minor major (describe below) Alterations: none minor major (describe below)

Number of associated outbuildings _____ and/or structures _____.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

This house has been demolished.

5 HISTORY

Architect/Builder: _____

Date of Construction: **c. 1925**

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).
(see instructions for details)

☐ Agriculture	☐ Economics	☐ Industry	☐ Politics/ Government
☐ Architecture	☐ Education	☐ Invention	☐ Religion
☐ Archeology	☐ Engineering	☐ Landscape	☐ Science
☐ Art	☐ Entertainment/ Recreation	☐ Architecture	☐ Social History
☐ Commerce	☐ Ethnic Heritage	☐ Law	☐ Transportation
☐ Communications	☐ Exploration/ Settlement	☐ Literature	☐ Other
☐ Community Planning & Development	☐ Health/Medicine	☐ Maritime History	
☐ Conservation		☐ Military	
		☐ Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

This house was built around 1925, while the property was under the ownership of the Ontario Silver Mining Company. It is unknown if the house was occupied at all during this period; if it was, it was likely used to house miners. The house does not appear on the 1930 census, indicating that it was vacant at that time. It was purchased by Laura Trotman in 1935 according to the title history.

Laura Trotman was 62 at the time of the 1930 census, and was living with her daughter and her two grandchildren at that time. It is possible that she already owned the house at 1323 Woodside Avenue, and it was only reflected in the title history later, as this was common in early Park City record keeping. The census states that she was unemployed, but it seems likely that she managed properties to support herself and her family. She later sold the house to Robert Wall.

The title history shows that Robert Wall purchased the house in 1941, but the 1940 census states that he owned the house by that year, and also that he had lived there in 1935. He worked as a laborer for a mine, and lived at the house with his wife Gay and their daughter Carolyn. The property has changed hands several times since then, and is currently owned by Park City RDA. The house was demolished or disassembled sometime after 2006.

Legal Description (include acreage): **BEG N 54*01' E 156 FT & S 35*59' E 332 FT FROM NW COR BLK 24 SNYDERS ADDITION; TH S 35*59' E 60 FT; S 54*04' W 75 FT; N 35*59' W 60 FT; N 54*01' E 75 FT TO BEG CONT 0.10 AC (1323 WOODSIDE AVE); ALSO BEG N 54*01' E 150 FT; N 35*59' W 147.28 FT FROM SW COR BLK 24 SNYDERS ADDITION TO PARK CITY; TH S 54*01' W 75 FT; N 35*59' W 9.22 FT; N 54*01' E 75 FT; S 35*59' E 9.22 FT TO BEG CONT 0.02 AC; ALSO BEG AT A PT N 54*01' E 150.0 FT & N 35*59' W 156.50 FT FROM THE SW COR OF BLK 24 SNYDERS ADDITION TO PARK CITY; TH S 54*01' W 69.0 FT; TH N 35*59' W 1.5 FT; TH N 54*01' E 69.0 FT; TH S 35*59' E 1.5 FT TO THE PT OF BEG CONT 104 SQ FT TOTAL = 0.12 AC SWD-543 FQC-512 M91-413 UWD-285 TWD-19 M158-405-406 M155-336 M199-1 (REF:1022-256) 1730-1628-1632 1750-1095-1099 1915-1334**

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 1323 Woodside Avenue

City: Park City, UT

Current Owner: Park City Redevelopment Agency

Address: (see historic site form for address)

Tax Number: SA-277-278-X

Legal Description (include acreage): SA BK 9 L15,16,17,18 (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	Robert C. Chambers			[Block 24]
12/11/1902	3rd Dist. Court S. Co.	Ontario Silver Mg Co.	Decree		
8/16/1935	Ontario Silver Mining Co.	L.V. Trotman	Q.C.D.		
4/2/1941	Laura V. Trotman	Robert E. Wall, et ux	W.D.		
7/2/1946	Robert E. Wall, et ux	Clyde M. Henrikson	W.D.		
5/15/1980	Clyde M. Henrikson	Woodside, Ltd.	W.D.		
9/24/1981	Woodside, Ltd.	David R. & Carol C. Downs	W.D.		
9/2/2005	David R. & Carol C. Downs	Woodside One LLC	W.D.		
11/10/2005	Woodside One LLC	Catherine & Paul F. Marsh	W.D.		
2/20/2008	Catherine & Paul F. Marsh	Elliott Work Group Development	W.D.		
12/13/2013	Elliott Work Group Development	Park City RDA	W.D.		

Researcher: John Ewanowski, CRSA Architecture

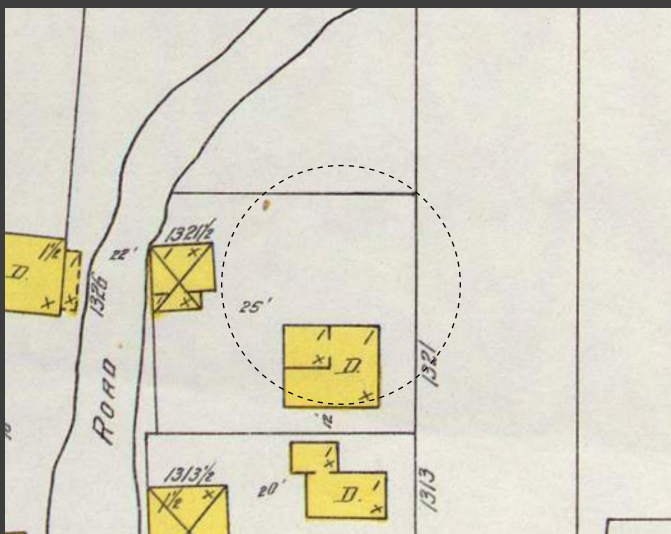
Date: 8/22/2015

Outside of 1889 Sanborn boundary

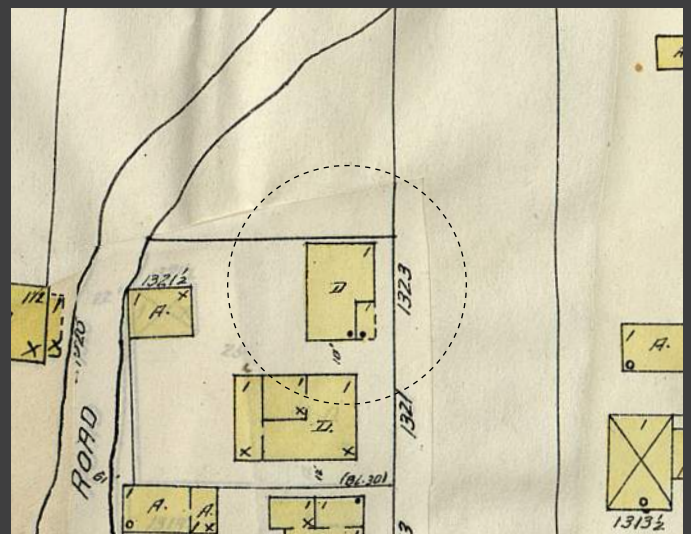
1889

Outside of 1900 Sanborn boundary

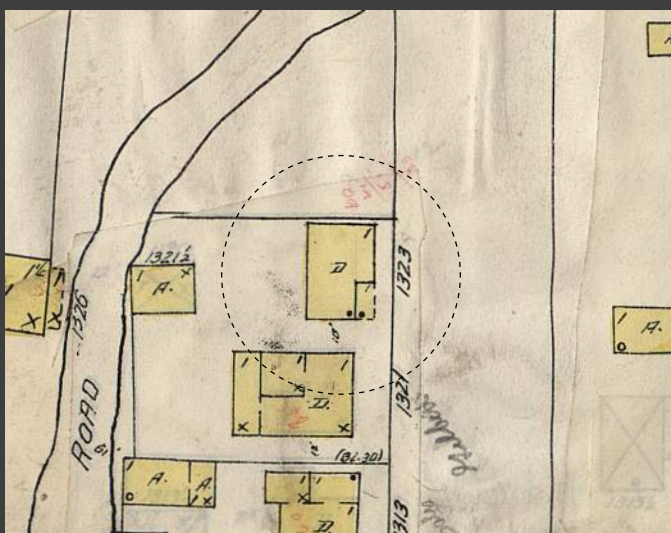
1900



1907



1929



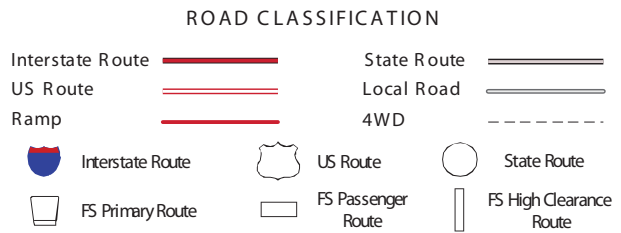
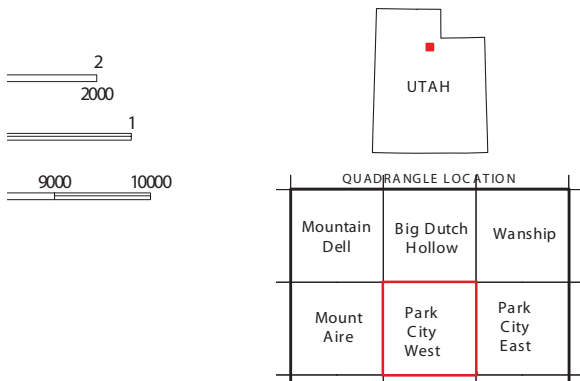
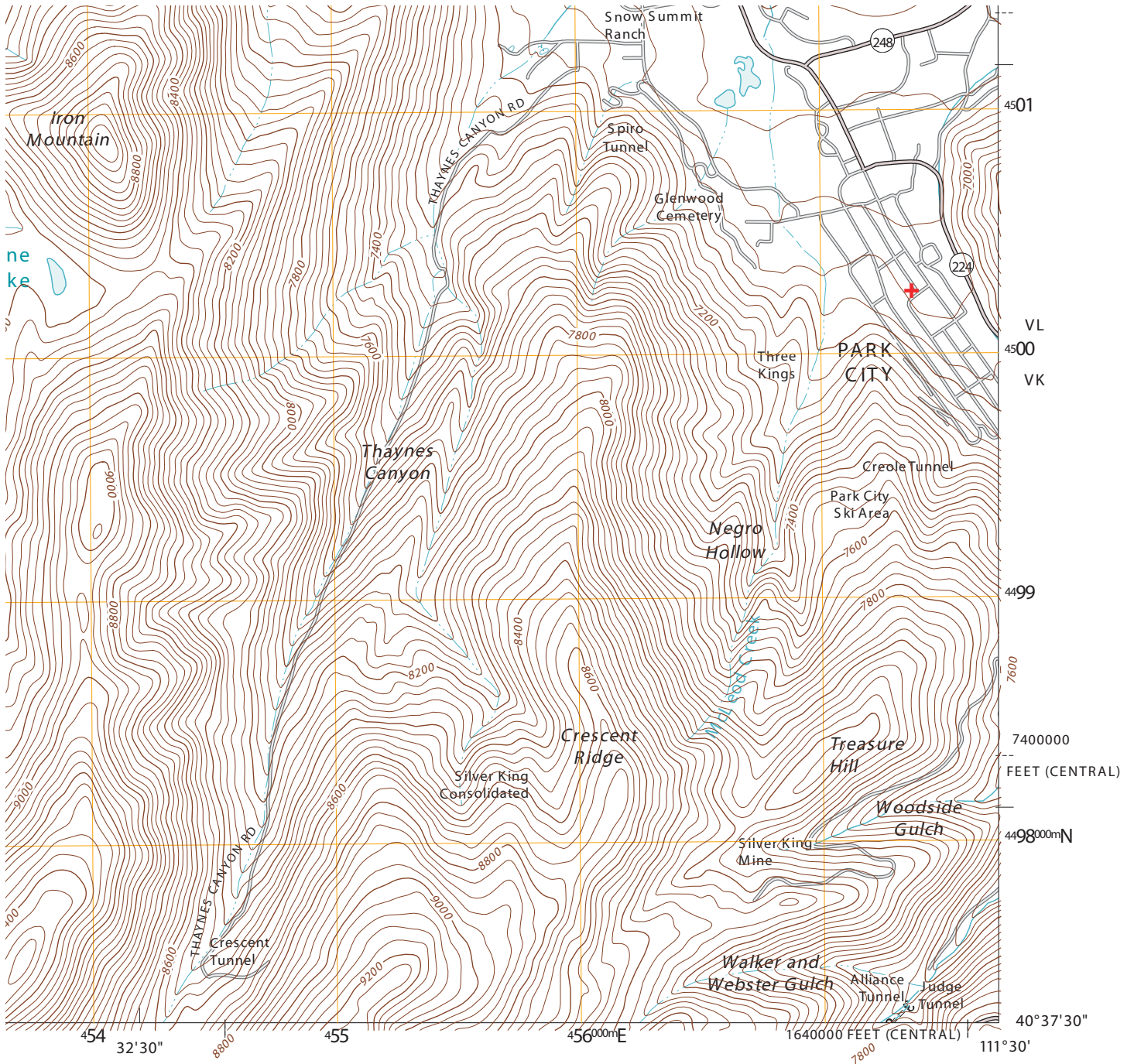
HPB Packet February 21, 1941

1323 Woodside Avenue, Park City, Summit County, Utah

Intensive Level Survey—Biographical and Historical Research Materials



Tax photo c. 1940



Check with local Forest Service unit for current travel conditions and restrictions.

+ location on USGS Park City West 1:24000 Quadrangle Map (2011)

Exhibit E - 2009 Notice and Order

NOTICE AND ORDER TO REPAIR, VACATE OR DEMOLISH BUILDING

TO: Elliott Work Group Development LLC
PO Box 2076
Park City, UT 84060-2076

FROM: Ron Ivie, Park City Building Official

SUBJECT PROPERTY:

Street Address: 1323 Woodside Ave, Park City, UT 84060
Tax Serial Number: SA-277-278

Legal Description: SUBD: SNYDERS ADDITION BLK 24 BLOCK: 24BUILDING:
0.00BEG N 54*01' E 156 FT & S 35*59' E 332 FT FROM NW COR
BLK 24 SNYDERS ADDITION; TH S 35*59' E 60 FT; S 54*04' W 75
FT; N 35*59' W 60 FT; N 54*01' E 75 FT TO BEG CONT 0.10 AC (1323
WOODSIDE AVE); ALSO BEG N 54*01' E 150 FT; N 35*59' W 147.28
FT FROM SW COR BLK 24 SNYDERS ADDITION TO PARK CITY;
TH S 54*01' W 75 FT; N 35*59' W 9.22 FT; N 54*01' E 75 FT; S 35*59'
E 9.22 FT TO BEG CONT 0.02 AC; ALSO BEG AT A PT N 54*01' E
150.0 FT & N 35*59' W 156.50 FT FROM THE SW COR OF BLK 24
SNYDERS ADDITION TO PARK CITY; TH S 54*01' W 69.0 FT; TH N
35*59' W 1.5 FT; TH N 54*01' E 69.0 FT; TH S 35*59' E 1.5 FT TO THE
PT OF BEG CONT 104 SQ FT TOTAL = 0.12 AC SWD-543 FQC-512
M91-413 UWD-285 TWD-19 M158-405-406 M155-336 M199-1
(REF:1022-256) 1730-1628-1632 1750-1095-1099 1915-1334

1. Please be advised that the undersigned building official of Park City, Utah, has found the building or structure located on the above described property to be dangerous as defined in Section 302 of the Uniform Code for the Abatement of Dangerous Buildings, due to the following conditions:

As per Section 202 of the 1997 Edition of the Uniform Code for the Abatement of Dangerous Buildings, I find the above building as per Section 302, Item 8 of the attached Definition of Unsafe Buildings.

2. You are hereby required as a result of the above condition to take the following action:
 - () Repair and secure the building against improper entering and protection from water damage within ten (10) days of receipt of this Notice. The building must have a building permit for repair within sixty (60) days of receipt of this Notice.
 - () Vacate the building or structure within _____ days from the date hereof.

ENTRY NO. 00863996

01/29/2009 04:43:33 PM B: 1965 P: 0674

Notice PAGE 1/2

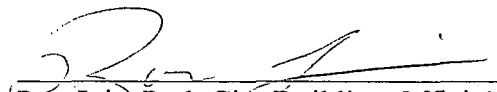
ALAN SPRIGGS, SUMMIT COUNTY RECORDER Page 99 of 329

FEE 0.00 BY PARK CITY MUNICIPAL

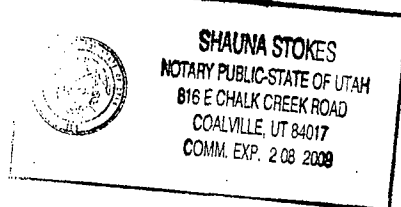


- (X) Demolish the building or structure by securing all required permits within 30 days from the date hereof with the demolition to be completed on or before the 14th day of March, 2008.
- (X) Prior to demolition, architecturally document the existing structure in accordance with the approved Preservation Plan requirements. Final location of the structure is to be determined as part of the development plan, with Park City approval by the Park City Planning Director and/or his designee.
3. This Notice and Order requires that no occupancy be permitted and the building has been posted.
4. Any person having any record title or legal interest in this subject building or structure may appeal from this Notice and Order or any action of the undersigned building official to the Board of Appeals, provided the appeal is made in writing as provided in the Uniform Code for Abatement of Dangerous Buildings and files with the Building Official within thirty (30) days from the date of service of this Notice and Order. Failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter.

Dated this 28th day of January, 2008.


Ron Ivie, Park City Building Official

STATE OF UTAH
COUNTY OF SUMMIT



On this 28 day of January, 2009, personally appeared before me _____, signer(s) to the foregoing instrument, who duly acknowledged to me that he(they) executed the same.

My Commission Expires: 02/08/09

Residing at: Summit County

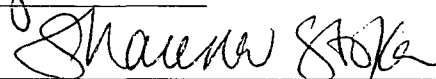

NOTARY PUBLIC

Exhibit F - Historic District Design Review Historic Preservation Plan

PARK CITY MUNICIPAL CORPORATION
PLANNING DEPARTMENT
445 MARSAC AVE - PO BOX 1480
PARK CITY, UT 84060
(435) 615-5060



HISTORIC PRESERVATION PLAN

For Use with the *Historic District/Site Design Review Application*

For Official Use Only

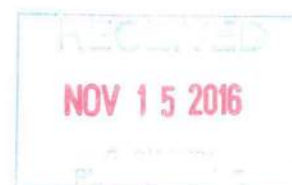
PLANNER: HANNAH M. TYLER APPLICATION #: PL-16-03376
DATE RECEIVED: 11/15/2016
PLANNING DIRECTOR CHIEF BUILDING OFFICIAL
APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☐ LANDMARK ☒ SIGNIFICANT DISTRICT: _____
NAME: 1323 Woodside Avenue (Old site location per Demolition Permit)
ADDRESS: 1353 Park Avenue (New site location)
Park City, UT 84060
TAX ID: SA-273-x OR
SUBDIVISION: Snyder's Addition to Park City OR
SURVEY: _____ LOT #: _____ BLOCK #: 24

APPLICANT INFORMATION

NAME: Craig Elliott
PHONE #: (435) 649 - 0092 FAX #: () -
EMAIL: cellriott@elliottworkgroup.com



INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

The purpose of the HISTORIC PRESERVATION PLAN is to provide a detailed description of the proposed project, including the scope of work, methods/techniques being considered, and the potential impacts and/or benefits to Park City's historic resources. The Planning Department is authorized to require a Historic Preservation Plan as a condition of approving an application for a building project that affects a historic structure, site or object. The Planning Director and the Chief Building Official, or their designees, must approve the Historic Preservation Plan.

It is important to address the condition of each element, feature, or space of a historic site and/or structure as identified by the Physical Conditions Report.

Please note the following:

1. **Multiple Buildings and/or Structures.** For Historic District Design Reviews (HDDR) that include more than one (1) structure, please complete an individual Physical Conditions Report for each structure on the site.
2. **Scope of Work.** Summarize the impacts the proposed project will have on each of the elements/features identified by the Physical Conditions Report. If the project proposes a negative impact on any character-defining feature, explain why it is unavoidable and what measures are proposed to mitigate the adverse affects.
3. **Construction Issues.** Following the format of the Physical Condition Report, summarize the work being proposed for each feature. Provide reference to or excerpts from the Physical Condition Report if needed to supplement the work summaries. Address the treatments being considered and the methods and techniques being proposed.

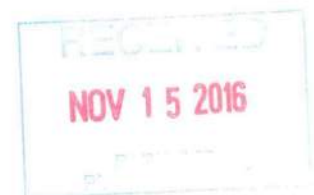
According to the *Design Guidelines for Historic Districts and Historic Sites* the four treatments for historic sites include:

- **Preservation.** If you want to stabilize a building or structure, retain most or all of its historic fabric, and keep it looking the way it does now, you will be preserving it. Preservation is the first treatment to consider and it emphasizes conservation, maintenance and repair.
 - **Rehabilitation.** If you want to update a building for its current or a new use, you will be rehabilitating it. Rehabilitation, the second treatment, also emphasizes retention and repair of historic materials, though replacement is allowed because it is assumed that the condition of existing materials is poor.
 - **Restoration.** If you want to take a building back to an earlier time by removing later features, you will be restoring it. Restoration, the third treatment, centers on retaining materials from the most significant period in the property's history. Because changes in a site convey important information about the development history of that site and its structures, restoration is less common than the previous treatments.
 - **Reconstruction.** If you want to bring back a building that no longer exists or cannot be repaired, you will be reconstructing it. Reconstruction, the fourth treatment, is used to recreate a non-surviving building or one that exists now, but is extremely deteriorated and unsalvageable. Reconstruction is rarely recommended.
4. **Conditions Evaluation.** The scope of work for those features/elements identified as fair or poor in the Physical Conditions Report require a more comprehensive approach to its deteriorated condition. Please provide specific details outlining your scope of work.
 5. **References.** Specific conditions should be addressed using recognized preservation methods. It may be helpful to reference the National Park Service's Preservation Briefs in order to specify

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

NOV 15 2016

recognized preservation methods for features/elements such as wood windows, porches, and masonry chimneys. These and other features are described in the Preservation Briefs, available online at: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>.



Site Design

Use this section to describe the scope of work and preservation treatment for landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use supplemental pages if necessary.

Element/Feature: **Site**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The new 1353 Park Avenue site will be restored to accommodate the reconstruction of 1323 Woodside Avenue historic house. The existing non-historic Fire Station building presented on the site will be demolished, per demolition permit.

Structure

Use this section to describe scope of work and preservation treatment for the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Structural System**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The poor condition of the structural system made the building deemed unsafe. The structural system will be reconstructed to bring the historic house to a safe condition. Reference Preservation Package Plans (attached).

NOV 15 2016

Roof

Use this section to describe the proposed scope of work and preservation treatment for the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Use supplemental pages if necessary.

Element/Feature: Roof

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The roof system was collapsing by the time it was disassemble. The proposed work will reconstruct the original roof lines bringing the historic house to a safe condition. Reference Preservation Package Plans (attached).

Chimney

Use this section to describe the proposed scope of work and preservation treatment for any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The non-historic chimney and metal flue will be remove and replace by a new ventilation system. Reference Preservation Package Plans (attached).

NOV 15 2016

Exterior Walls

Use this section to describe the proposed scope of work and preservation treatment for the exterior wall construction, finishes, and masonry. Please describe the scope of work for each individual exterior wall, use supplemental pages if necessary.

Element/Feature: Primary Facade

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

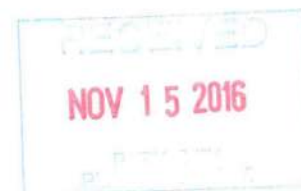
The poor condition of the structure made the building deemed unsafe. The proposed work will reconstruct the exterior walls to bring the historic house to a safe condition and it's original architectural value. The existing non-historic dormer will be removed and the filled in porch will be restore to it's original layout by removing the non-historic windows. The windows on the Primary facade will be replaced by new ones and the siding will be replace by horizontal lap siding. Reference Preservation Package Plans (attached).

Element/Feature: Secondary Facade

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The poor condition of the structure made the building deemed unsafe. The proposed work will reconstruct the exterior walls to bring the historic house to a safe condition and it's original architectural value. The filled in porch will be restore to it's original layout by removing the non-historic windows on the South -East corner. The non-historic shed on the South-West corner of the house will be removed. The windows on the South facade will be replaced by new ones and the siding will be replace by horizontal lap siding. Reference Preservation Package Plans (attached).



Element/Feature: **Secondary Facade**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The poor condition of the exterior walls made the building deemed unsafe. The proposed work will reconstruct the exterior walls to bring the historic house to a safe condition and its original architectural value. The windows on the North facade will be replaced by new ones and the siding will be replace by horizontal lap siding. Reference Preservation Package Plans (attached).

Element/Feature: **Rear Facade**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The poor condition of the structure made the building deemed unsafe. The proposed work will reconstruct the exterior walls to bring the historic house to a safe condition and it's original architectural value. The non-historic shed will be removed. Part of the rear wall and two windows will be remove to accommodate the new addition of the house. The siding will be replace by horizontal lap siding. Reference Preservation Package Plans (attached).



Foundation

Use this section to describe the proposed scope of work and preservation treatment for the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Use supplemental pages if necessary.

Element/Feature: Concrete Foundation

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

A new concrete foundation will be added to the historic house to assure a safe structural system.

Porches

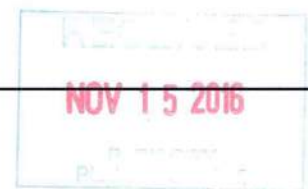
Use this section to describe the proposed scope of work and preservation treatment for all porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials.

Element/Feature: Porch

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The existing inclose porch will be restore to its original use by removing the non- historic walls and windows.



Doors

Use this section to describe the proposed scope of work and preservation treatment for all exterior doors, door openings, and door parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior door, use supplemental pages if necessary.

Element/Feature: **Entrance Door**

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

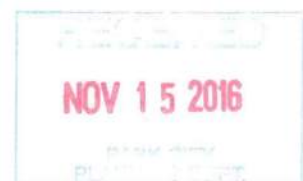
A new wood door will be install where the original door was ones located.

Element/Feature: **Shed Door**

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The non-historic shed door will be remove to accommodate the new addition of the house.



Windows

Use this section to describe the proposed scope of work and preservation treatment for all exterior windows, window openings, and windows parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior window, use supplemental pages if necessary.

Element/Feature: **Original windows**

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The original windows will be replace for new wood windows. The window on the North Facade will be replace by two casement wood windows to meet egress requirements. Reference Preservation Package Plans (attached).

Element/Feature: **Non-historic windows**

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The non-historic windows on the porch will be remove to restore the original facade of the house. The rear facade widows will be removed to accommodate the new addition of the house. Reference Preservation Package Plans (attached).



Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe proposed scope of work and preservation treatment for items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: Mechanical System

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

A new mechanical system will be install in the house. New utility systems and service equipment will be install in the new site location.

Additions

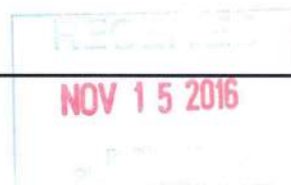
Use this section to describe the proposed scope of work for any additions. Describe the impact and the preservation treatment for any historic materials. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: Shed

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The non-historic shed will be remove to accommodate the new addition of the house. Reference Preservation Package Plans (attached).



4. PROJECT TEAM

List the individuals and firms involved in designing and executing the proposed work. Include the names and contact information for the architect, designer, preservation professional, contractor, subcontractors, specialized craftspeople, specialty fabricators, etc...

Provide a statement of competency for each individual and/or firm listed above. Include a list or description of relevant experience and/or specialized training or skills.

Will a licensed architect or qualified preservation professional be involved in the analysis and design alternatives chosen for the project? ~~Yes~~ or No. If yes, provide his/her name.

Will a licensed architect or other qualified professional be available during construction to ensure the project is executed according to the approved plans? ~~Yes~~ or No. If yes, provide his/her name.

5. SITE HISTORY

Provide a brief history of the site to augment information from the Historic Site Form. Include information about uses, owners, and dates of changes made (if known) to the site and/or buildings. Please list all sources such as permit records, current/past owner interviews, newspapers, etc. used in compiling the information.

6. FINANCIAL GUARANTEE

The Planning Department is authorized to require that the Applicant provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan. (See Title 15, LMC Chapter 11-9) Describe how you will satisfy the financial guarantee requirements.

7. ACKNOWLEDGMENT OF RESPONSIBILITY

I have read and understand the instructions supplied by Park City for processing this form as part of the Historic District/Site Design Review application. The information I have provided is true and correct to the best of my knowledge.

Signature of Applicant: _____

Date: 11/01/2016

Craig Elliott

Name of Applicant: _____



Supplemental Sheets

Supplemental Page ____ of ____

Supplemental pages should be used to describe the scope of work and preservation treatment for any additional elements and features not previously described in this packet.

Element/Feature: Trim

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The existing trim will be replace by new trim that follows the original house architecture.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:



Site History

1323 Woodside Avenue
Park City, UT 84060

Historic Preservation Plan

Building Description

The building is a one story structure with a modified pyramid roof. The exterior is a mismatch of brick asphalt shingle siding, lap siding and vertical groove plywood siding. The roofing is a deteriorated asphalt shingle. After further investigation, the brick asphalt shingle siding and the existing windows (With the exception of the windows in the filled in porch area) appear to be the original components to the house. The roof has partially collapsed and the south-east corner of the building has split open. The existing condition is very poor and is rapidly deteriorating.

Original Date of Construction

1925

History

<u>Year</u>	<u>Owner</u>
1924	Ontario Silver Mining Co.
1936	Laura Trotman
1941	Robert Wall
1946	Clyde/Araminta Henrikson
1977	Clyde/Araminta Henrikson & Jack Merrill Henrikson
1980	Woodside LTD Trust
1983	David R and Carol C Downs
2006	Katherine/Paul Marsh
2008	Woodside One L.L.C.
2008	Elliott Workgroup Development, L.L.C.



1353 Park Avenue

Historic Preservation Package

1353 Park Avenue
(old 1323 Woodside Ave)
Park City, Utah
November 1st, 2016

Historic Preservation Package
November 1st, 2016



PROJECT CONTACT INFORMATION

Owner	Architect
Park City Municipal Corporation 445 Marsac Avenue, P.O.Box 1480 Park City, UT 84060	EWG Architecture 449 Main Street, PO BOX 3419 Park City, Utah 84060 801.415.1839 CONTACT: Craig Elliott

DRAWING INDEX

Historic Preservation Drawings	
HPP-001	Cover Sheet
HPP-002	Historic Preservation Photo Documentation
HPP-003	Existing Survey
HPP-004	Demolition/ Preservation Site Plans
HPP-005	Demolition/ Preservation Floor Plan
HPP-006	Demolition/ Preservation Elevations



Green House Foundation
1353 Park Avenue

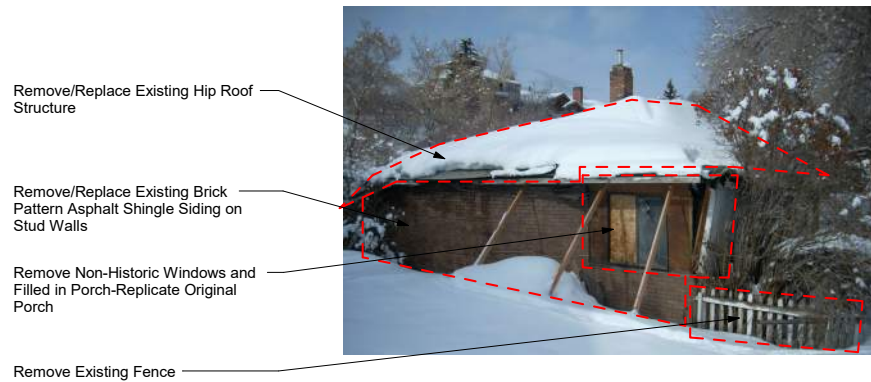
1353 Park Avenue
(old 1323 Woodside Ave)
Park City, Utah

Cover Sheet

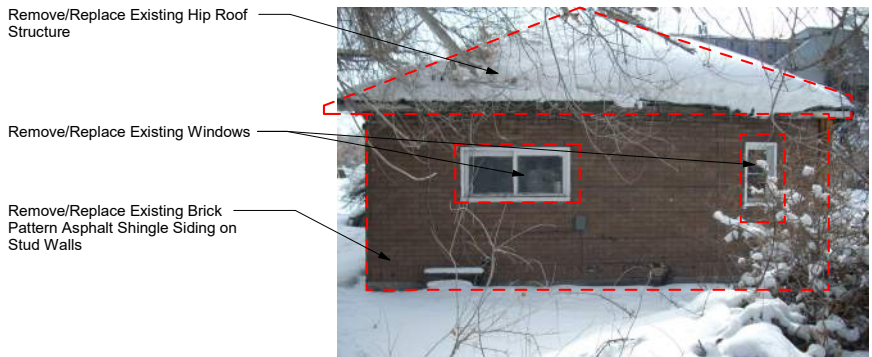
HPP-001

GENERAL NOTES

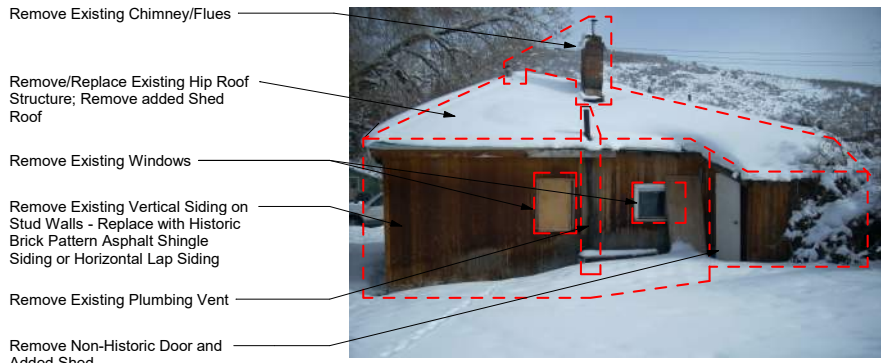
- 1. Non-Historic Additions Are to be Removed by Contractor & Disposed of Properly According to the Municipality
- 2. Items to be Removed Shown Dashed.
- 3. House to be Reconstructed as per Building's Historical Character within Project Location to be Determined at Later Date as Approved by Planning Process.



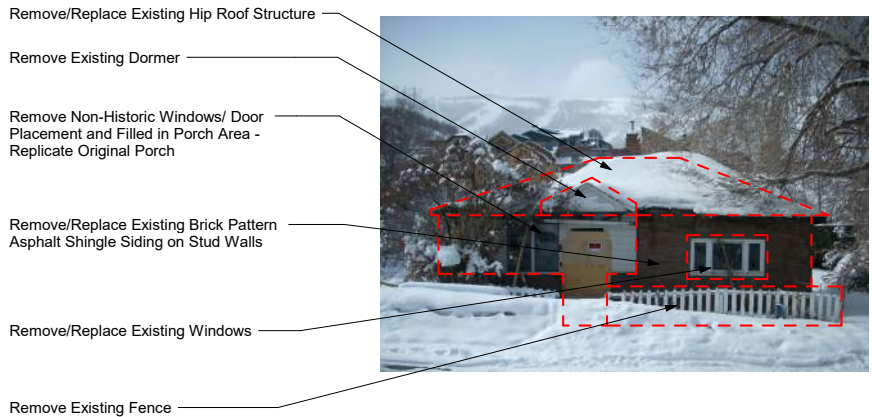
5 Existing Looking North
SCALE:N.T.S.



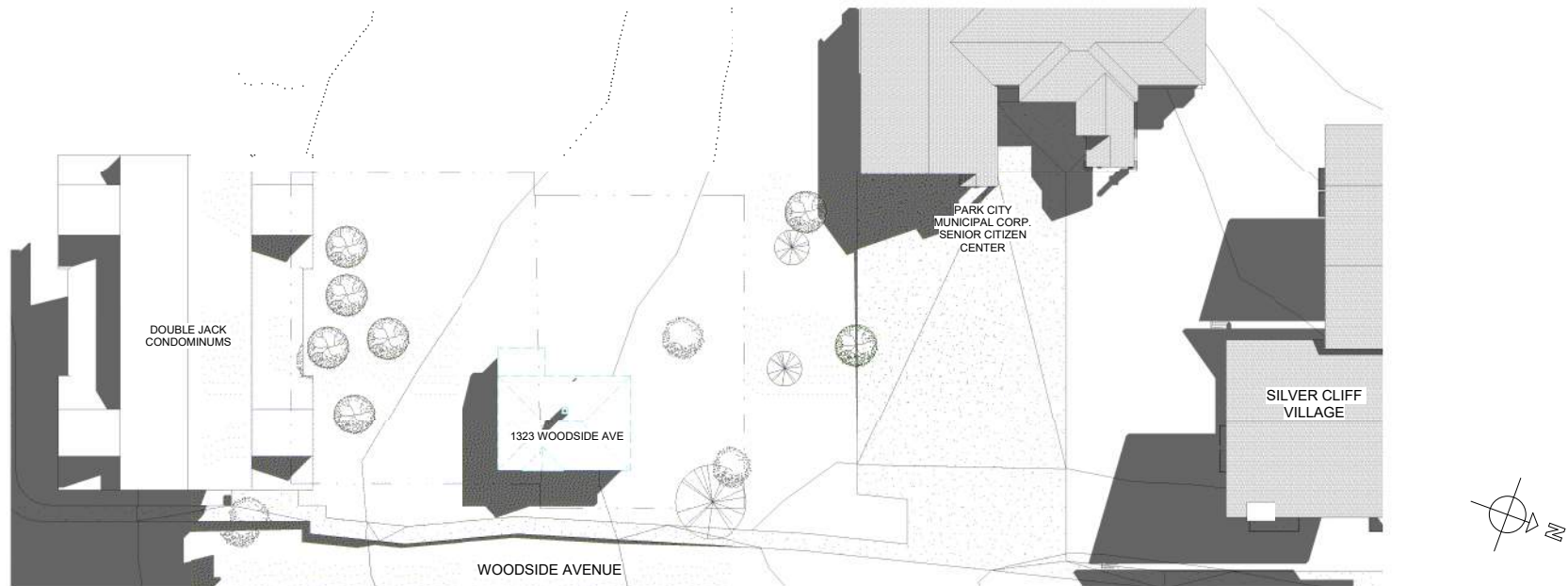
3 Existing Looking South
SCALE:N.T.S.



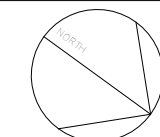
4 Existing Looking East
SCALE:N.T.S.



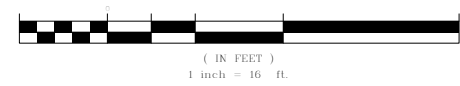
2 Existing Looking West
SCALE:N.T.S.



1 Site plan/ photo documentation
SCALE: 1" = 20'-0"



GRAPHIC SCALE



DEED DESCRIPTION(S)

BOOK 1750 PAGE 1100:
BEGINNING AT A POINT WHICH IS NORTH 54° 01' EAST 150.0 FEET AND NORTH 35° 59' WEST 156.50 FEET FROM THE SOUTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY; THENCE SOUTH 54° 01' WEST 69.0 FEET; THENCE NORTH 35° 59' WEST 1.5 FEET; THENCE NORTH 54° 01' EAST 69.0 FEET; THENCE SOUTH 35° 59' EAST 1.5 FEET TO THE POINT OF BEGINNING.

BOOK 1750 PAGE 1098:
BEGINNING AT A POINT WHICH IS NORTH 54° 01' EAST 150.0 FEET AND NORTH 35° 59' WEST 106.50 FEET FROM THE SOUTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY, UTAH AND RUNNING THENCE SOUTH 54° 01' WEST 75.00 FEET; THENCE NORTH 35° 59' WEST 40.78 FEET; THENCE NORTH 54° 01' EAST 75.00 FEET; THENCE SOUTH 35° 59' EAST 40.78 FEET TO THE POINT OF BEGINNING.

BOOK 1750 PAGE 1096:
BEGINNING AT A POINT NORTH 54° 01' EAST 156 FEET AND SOUTH 35° 59' EAST 332 FEET FROM THE NORTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY; THENCE SOUTH 35° 59' EAST 60 FEET; THENCE SOUTH 54° 01' WEST 75 FEET; THENCE NORTH 35° 59' WEST 60 FEET; THENCE NORTH 54° 01' EAST 75 FEET TO THE PLACE OF BEGINNING.

BEGINNING AT A POINT WHICH IS NORTH 54° 01' EAST 150.0 FEET AND NORTH 35° 59' WEST 147.28 FEET FROM THE SOUTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY, UTAH AND RUNNING THENCE SOUTH 54° 01' WEST 75 FEET; THENCE NORTH 35° 59' WEST 9.22 FEET; THENCE NORTH 54° 01' EAST 75.00 FEET; THENCE SOUTH 35° 59' EAST 9.22 FEET TO THE POINT OF BEGINNING.

COMBINED PARCEL DESCRIPTION

COMMENCING AT THE INTERSECTION OF 14TH STREET AND PARK AVENUE, SNYDERS ADDITION TO PARK CITY SURVEY, ACCORDING TO THE OFFICIAL PLATS THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER AND RUNNING THENCE SOUTH 35° 59'00" EAST ALONG THE CENTERLINE OF SAID PARK AVENUE, 458.50 FEET AND SOUTH 54° 01'00" WEST A DISTANCE OF 225.00 FEET TO THE TRUE POINT OF BEGINNING (SAID POINT OF BEGINNING ALSO BEING NORTH 54° 01'00" EAST, 150.00 FEET AND NORTH 35° 59'00" WEST, 106.50 FEET FROM THE SOUTHWEST CORNER OF BLOCK 24, SNYDERS ADDITION TO PARK CITY SURVEY); THENCE SOUTH 54° 01'00" WEST A DISTANCE OF 75.00 FEET; THENCE NORTH 35° 59'00" WEST A DISTANCE OF 50.00 FEET; THENCE NORTH 54° 01'00" EAST A DISTANCE OF 6.00 FEET; THENCE NORTH 35° 59'00" WEST A DISTANCE OF 61.50 FEET; THENCE NORTH 54° 01'00" EAST A DISTANCE OF 75.00 FEET; THENCE SOUTH 35° 59'00" EAST A DISTANCE OF 60.00 FEET; THENCE SOUTH 54° 01'00" WEST A DISTANCE OF 6.00 FEET; THENCE SOUTH 35° 59'00" EAST A DISTANCE OF 51.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: 8,353.50 SQUARE FEET OR 0.19 ACRES.

SURVEYOR'S CERTIFICATE

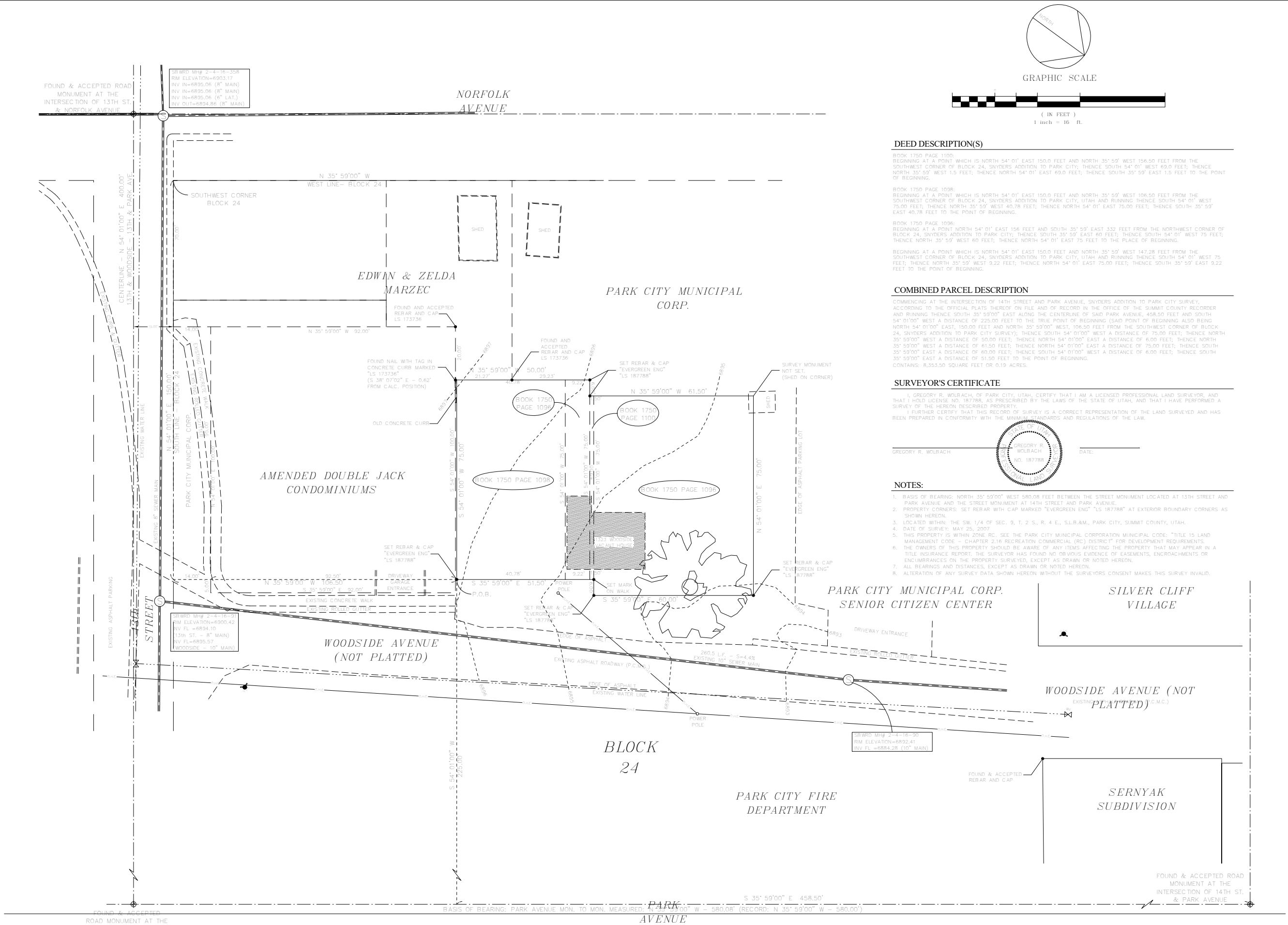
I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 18778R, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH, AND THAT I HAVE PERFORMED A SURVEY OF THE HEREIN DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THIS RECORD OF SURVEY IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.



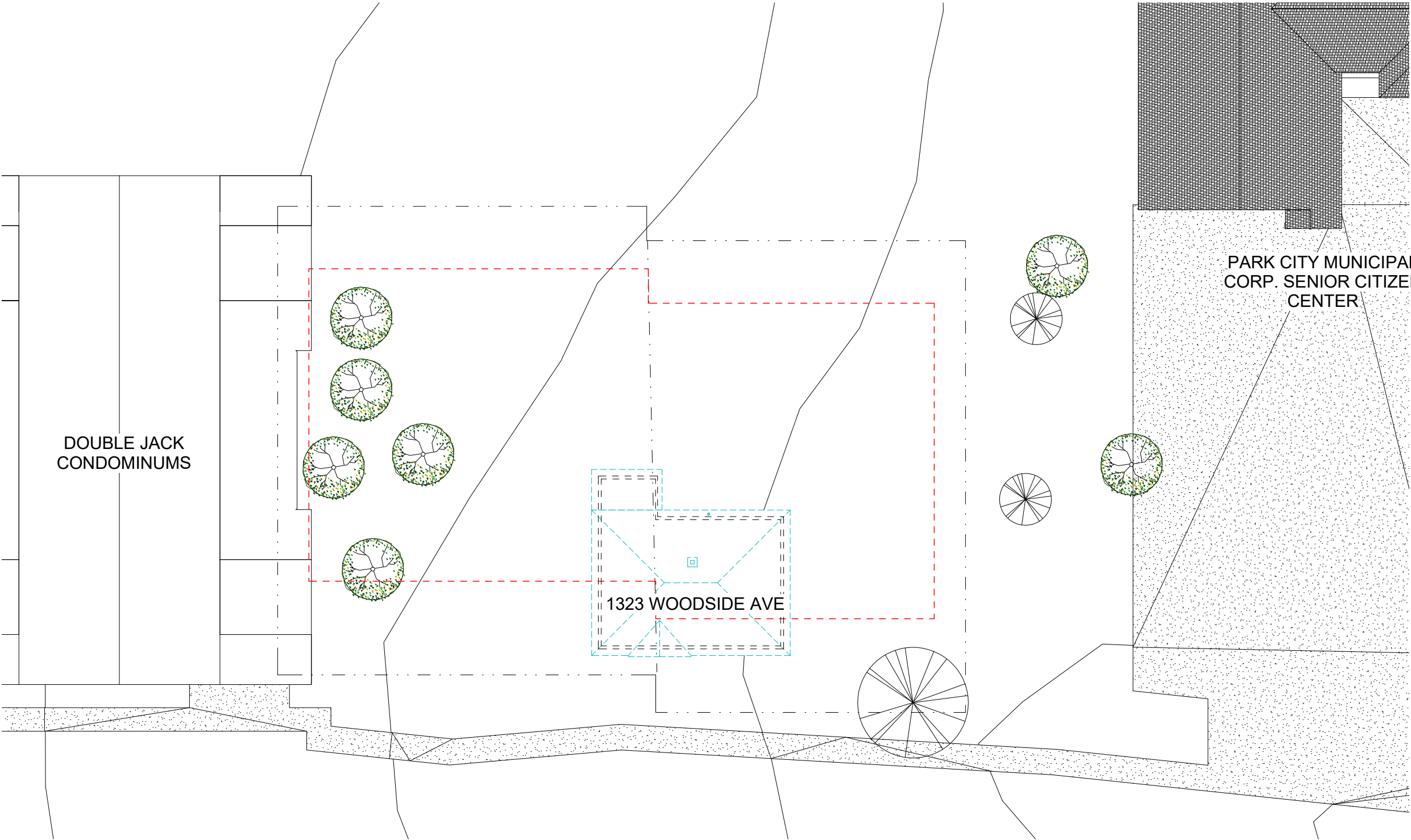
NOTES:

1. BASIS OF BEARING: NORTH 35° 59'00" WEST 580.08 FEET BETWEEN THE STREET MONUMENT LOCATED AT 13TH STREET AND PARK AVENUE AND THE STREET MONUMENT AT 14TH STREET AND PARK AVENUE.
2. PROPERTY CORNERS: SET REBAR WITH CAP MARKED "EVERGREEN ENG" "LS 18778R" AT EXTERIOR BOUNDARY CORNERS AS SHOWN HEREON.
3. LOCATED WITHIN: THE SW 1/4 OF SEC. 9, T. 2 S., R. 4 E., S.L.B.&M., PARK CITY, SUMMIT COUNTY, UTAH.
4. DATE OF SURVEY: MAY 25, 2007.
5. THIS PROPERTY IS WITHIN ZONE RC. SEE THE PARK CITY MUNICIPAL CORPORATION MUNICIPAL CODE: "TITLE 15 LAND MANAGEMENT CODE - CHAPTER 2.16 RECREATION COMMERCIAL (RC) DISTRICT" FOR DEVELOPMENT REQUIREMENTS.
6. THE OWNERS OF THIS PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT. THE SURVEYOR HAS FOUND NO OBVIOUS EVIDENCE OF EASEMENTS, ENCROACHMENTS OR ENCUMBRANCES ON THE PROPERTY SURVEYED, EXCEPT AS DRAWN OR NOTED HEREON.
7. ALL BEARINGS AND DISTANCES, EXCEPT AS DRAWN OR NOTED HEREON.
8. ALTERATION OF ANY SURVEY DATA SHOWN HEREON WITHOUT THE SURVEYORS CONSENT MAKES THIS SURVEY INVALID.

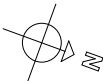


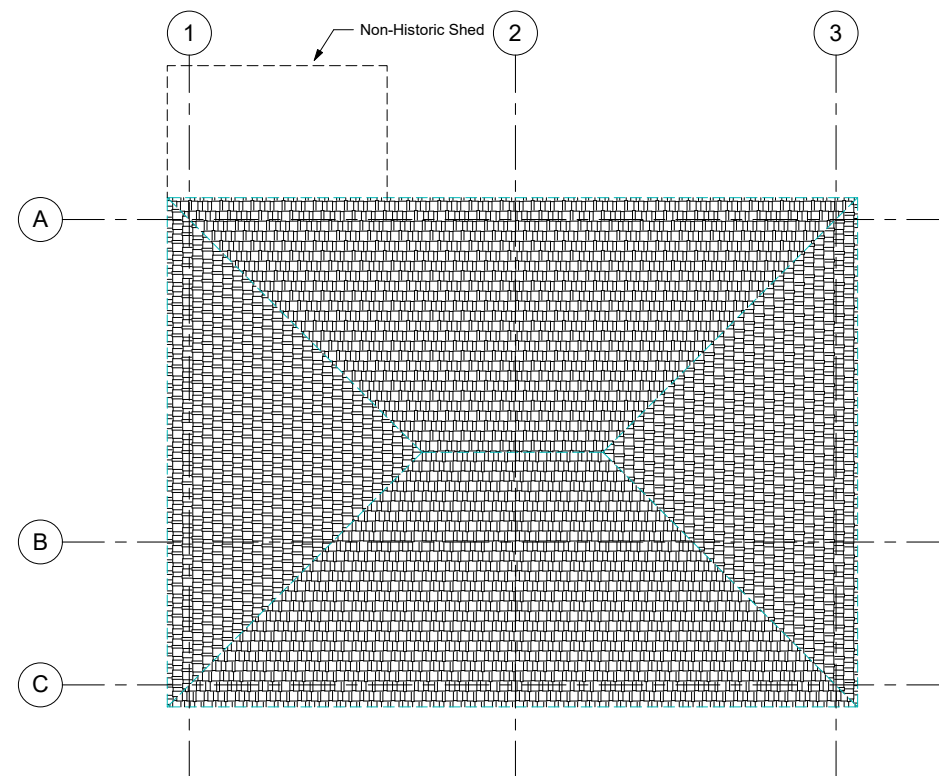
GENERAL NOTES

- 1. Non-Historic Additions Are to be Removed by Contractor & Disposed of Properly According to the Municipality
- 2. Items to be Removed Shown Dashed.
- 3. House to be Reconstructed as per Building's Historical Character within Project Location to be Determined at Later Date as Approved by Planning Process.

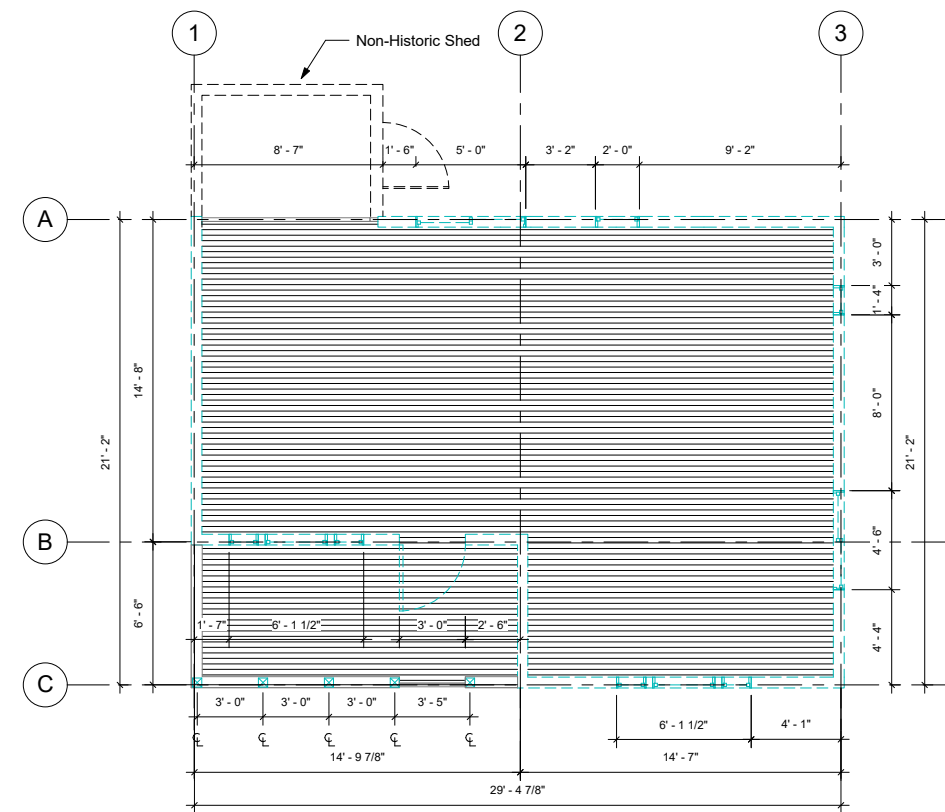


1 PROPOSED DEMO/PRESERVATION SITE PLAN
SCALE: 1/8" = 1'-0"





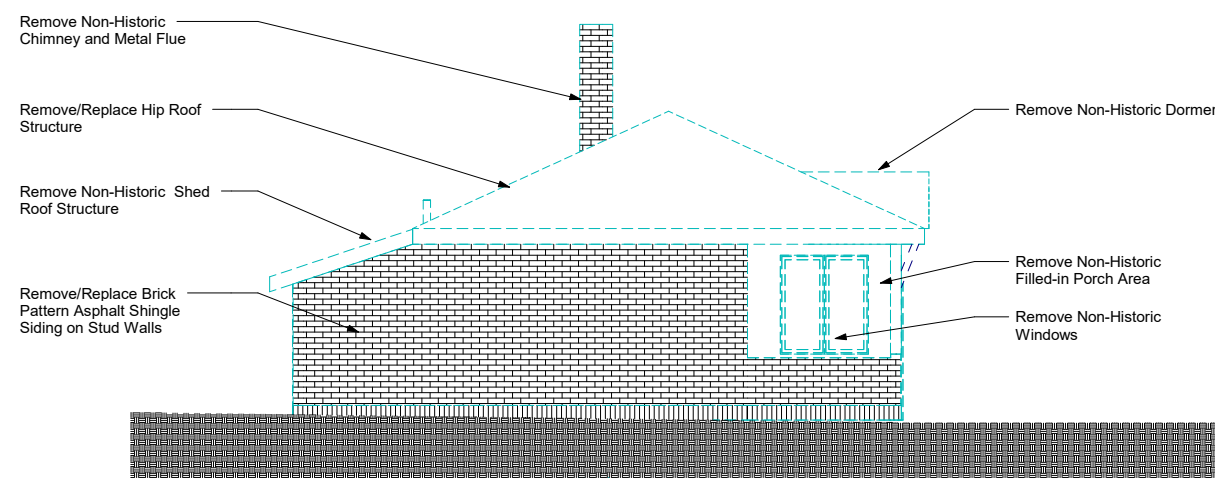
2 Roof Plan
SCALE: 1/4" = 1'-0"



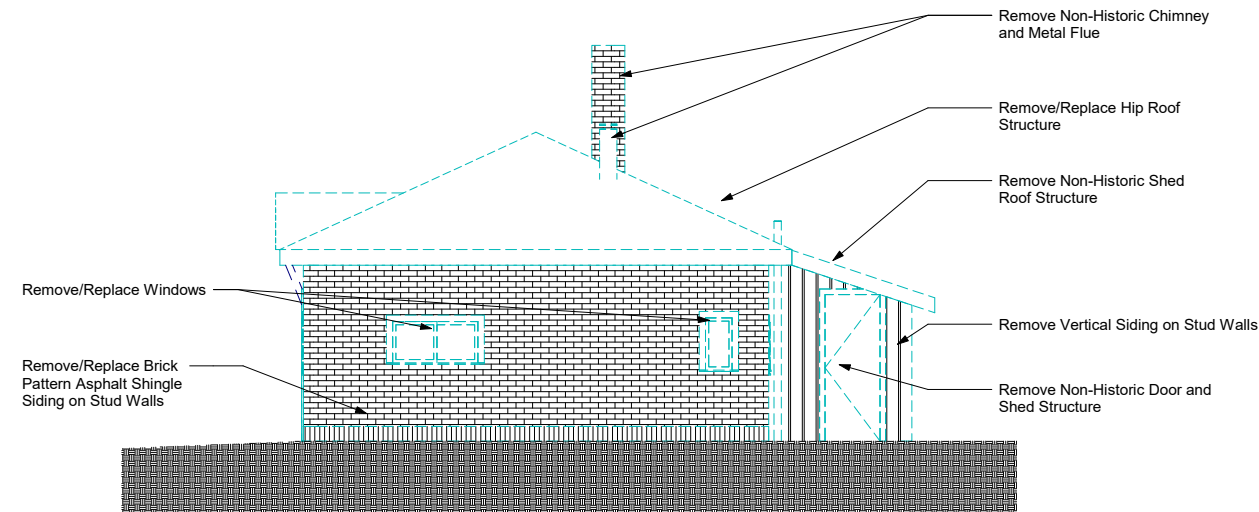
1 Level 1 Floor Plan
SCALE: 1/4" = 1'-0"

GENERAL NOTES

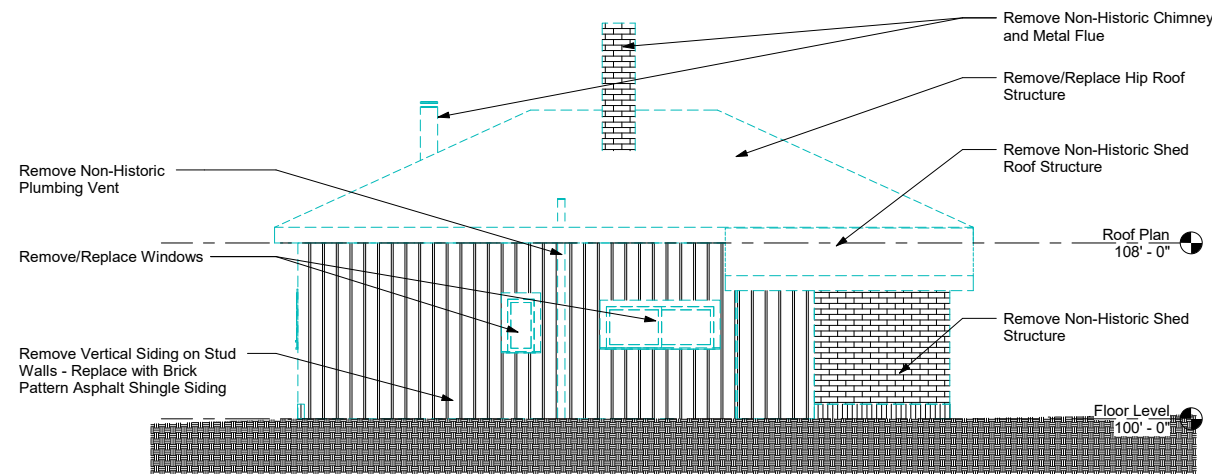
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3. House to be Reconstructed as per Building's Historical Character within Project Location to be Determined at Later Date as Approved by Planning Process.



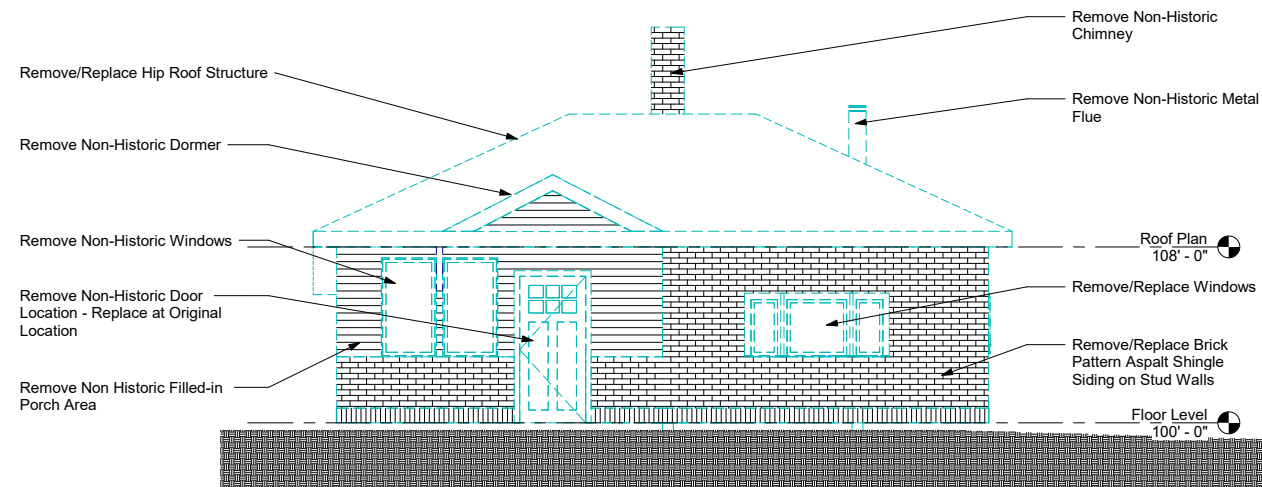
4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

Exhibit F - Historic District Design Review Physical Conditions Report

PHYSICAL CONDITIONS REPORT

For Use with the *Historic District Design Review (HDDR)* Application

For Official Use Only

PLANNER: HANNAH M. TYLER APPLICATION #: PL-16-03376
DATE RECEIVED: 11/15/17

PROJECT INFORMATION

NAME: 1323 Woodside Avenue (Old site per Demolition Permit)
ADDRESS: 1353 Park Avenue (New proposed site location)
Park City, UT 84060
TAX ID: SA-273-x (1353 Park Avenue) OR
SUBDIVISION: Snyder's addition to Park City OR
SURVEY: _____ LOT #: _____ BLOCK #: 24
HISTORIC DESIGNATION: ☐ LANDMARK ☒ SIGNIFICANT ☐ NOT HISTORIC

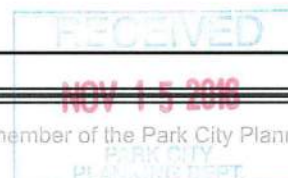
APPLICANT INFORMATION

NAME: Craig Elliott
MAILING: P.O. Box 3419
ADDRESS: Park City UT 84060
PHONE #: (435) 649 - 0092 FAX #: () -
EMAIL: celliot@elliottworkgroup.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Johanna Monson
PHONE #: (435) 649 - 0092
EMAIL: jmonson@elliottworkgroup.com

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.



ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review three days prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization with the study.

Signature of Applicant: _____

Name of Applicant: _____

Mailing _____

Address: _____

Phone #: _____

Email: _____

Type of Application: _____


Craig Elliott

P.O. Box 3419

Park City UT 84060

(435) 649 - 0092

Fax #: () -

celllott@elliottworkgroup.com

HDDR

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action. I further affirm that I am aware of the City policy that no application will be accepted nor work performed for properties that are tax delinquent.

Name of Owner: _____

Mailing Address: _____

Street Address/ Legal _____

Description of Subject Property: _____

Park City Municipal Corporation

P.O.Box 1480

Park City UT 84060

1323 Woodside Avenue, Park City UT 8460

Residential not in use

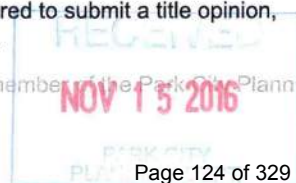
Signature: _____

Date: _____

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Please note that this affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to Final Action.

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.



PHYSICAL CONDITIONS REPORT

Detailed Description of Existing Conditions. Use this page to describe all existing conditions. Number items consecutively to describe all conditions, including building exterior, additions, site work, landscaping, and new construction. Provide supplemental pages of descriptions as necessary for those items not specifically outlined below.

1. Site Design

This section should address landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use as many boxes as necessary to describe the physical features of the site. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Landscaping

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of construction: _____

Describe existing feature:

No natural landscape present on new site. A non-historic building located on the center of the property is present. Asphalt driveway and parking exist covering the site. For old site landscaping reference Preservation Package submitted on February 19, 2009. No retaining walls, exterior steps or fences found on new site.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: 1,2

Illustration Numbers: _____

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2. Structure

Use this section to describe the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Structural System**

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of construction: **1925**

Describe existing feature:

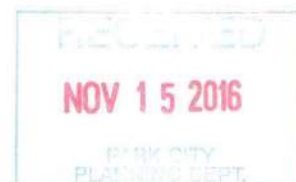
The building was boarded up and deemed unsafe. Any interior investigation of the building was not allowed. No records of the existing structural system exist. It is assumed to be a wood framed building.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: **5, 6, 7 & 8**

Illustration Numbers: _____



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

3. Roof

Use this section to describe the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Supplemental pages should be used to describe additional elements and features.

Roof		
Element/Feature:		
This involves:	☒ An original part of the building	1925
	☐ A later addition	Estimated date of construction:

Describe existing feature:

Hip roof structure with asphalt shingles. Roof have either collapsed or are in the process of collapsing. By comparing historic photos to the existing structure, it appears that, several roof lines have been altered. The historic roof at the East side of the house was modified by adding a pitched roof over the porch area. On the west side of the house a non-historic shed structure was added by extending the roof at the same angle as the historic pitch. The historic hip roof is at a 5.5:12 pitch. At the west side of the roof a brick chimney and a metal vent were added.
Reference Preservation Package.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The roof have either collapsed or be in the process of collapsing by the time it was disassemble and save in storage for new reconstruction.

Photo Numbers: 3,4 Illustration Numbers: 1a



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

4. Chimney

Use this section to describe any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Brick Chimney**

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of construction: _____

Describe existing feature:

At the West side of the roof a brick chimney and a metal vent are found.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The chimney and vent were collapsing by the time the house was disassemble.

Photo Numbers: 3,4,8 Illustration Numbers: _____



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

5. Exterior Walls

Use this section to describe exterior wall construction, finishes, and masonry. Be sure to also document other exterior elements such as porches and porticoes separately. Must include descriptions of decorative elements such as corner boards, fascia board, and trim. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Primary Facade

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of construction: 1925

Describe existing feature:

The primary facade adjacent to Woodside Avenue has a brick pattern asphalt shingle siding on stud wall. The historic porch area has been framed in and converted to interior space. Non-historic windows and door have been added and this area is currently boarded up.
The facade presents a historic three partition window with wood framing. The windows are believed to be casements windows.
The primary facade measures 29'-5" length by 8'-0" height.
Reference submitted Preservation.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The primary facade is in poor condition. Exterior studs where place to hold the existing facade and avoiding it to collapsed.

Photo Numbers: 5 Illustration Numbers: 1a



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Element/Feature: Secondary Facade 1

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of construction: 1925

Describe existing feature:

The South facade consists of brick asphalt shingle siding on the stud wall. On the South - East corner the non-historic windows and filled in porch area have been added to convert this area into interior space. No other penetration has been made into this facade. On the South-West corner of the facade a non-historic shed structure was added with asphalt shingle siding on the stud wall. Historic facade measures 21'-2" by 8'-0". Non-historic shed measures 6'-6" in length. Reference Preservation Package.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The secondary facade is in poor condition. Exterior studs where place to hold the existing facade and avoiding it to collapsed.

Photo Numbers: 6 Illustration Numbers: 3a



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Element/Feature: Secondary Facade 2

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of construction: 1925

Describe existing feature:

The North facade consists of brick asphalt shingle siding on the stud wall. Two historic windows exist on this facade, a casement and a slider window with wood framing. No other modified elements are present. The North facade measures 21'-2" by 8'-0" Reference Preservation Package.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Possible decay of the facade structure because of the unsave condition of the building.

Photo Numbers: 7 Illustration Numbers: 4a



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

6. Foundation

Use this section to describe the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Foundation**

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of construction: 1925

Describe existing feature:

No known foundation exists for this building. The Historic site Form states that there is no existing foundation.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: 17

Illustration Numbers: _____



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

7. Porches

Use this section to describe the porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Porch**

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of construction: **1925**

Describe existing feature:

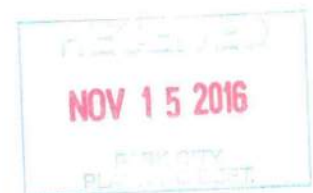
The historic porch is located on the South - East corner of the building. The porch has been framed in and converted to interior space. Door and windows have been added. 96 square feet of adjacent space was captured to increase the footprint of the building. The historic pony wall exist of brick asphalt shingles on stud wall. The dimension of the original porch was 14'-10" by 6'-6".
Reference Preservation Package.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The modify historic porch is in poor condition. Studs were added to the exterior of the porch to support the structure of the building.

Photo Numbers: **5,6 & 9**

Illustration Numbers: **1b, 3b**



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

8. Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Mechanical system**

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of construction: _____

Describe existing feature:

The building was boarded up and deemed unsafe. Any interior investigation of the building was not allowed. No records of the existing mechanical system exist.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____



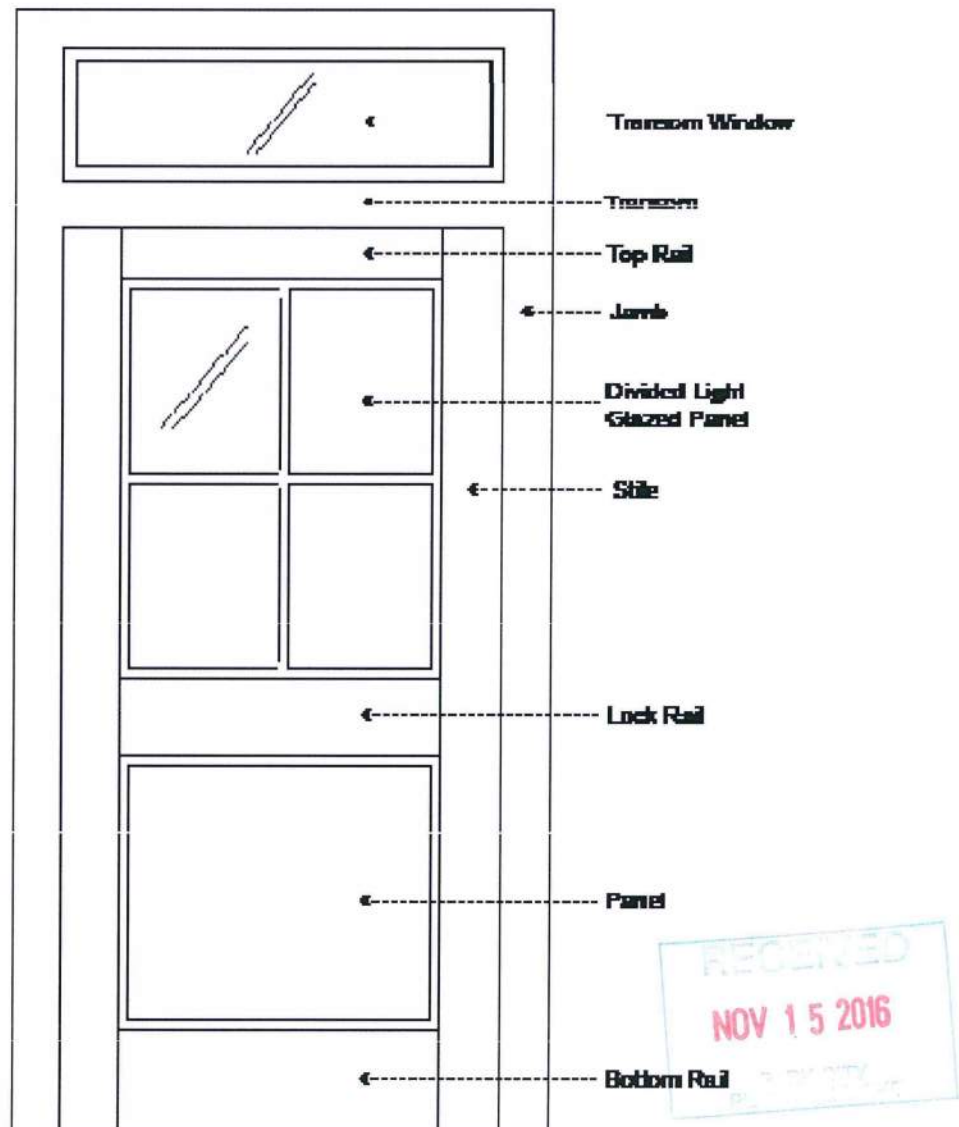
If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 815-5060 or visit us online at www.parkcity.org. Updated 10/2014.

9. Door Survey

Basic Requirements

1. All door openings on the exterior of the structure should be assigned a number and described under the same number in the survey form. Doors in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each exterior door in detail, referring to specific parts of the door. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the door unit and associated trim. Broken glass and normal wear and tear are not necessarily grounds for approving replacement.
4. The condition of each door should be documented based on the same criteria used to evaluate the condition of specific elements and features of the historic structure or site: Good, Fair, Poor.

Don't forget to address service, utility, and garage doors where applicable.



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Door Survey Form

Total number of door openings on the exterior of the structure: 2

Number of historic doors on the structure: 1

Number of existing replacement/non-historic doors: 1

Number of doors completely missing: 1

Please reference assigned door numbers based on the Physical Conditions Report.

Number of doors to be replaced: 2

Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Poor	Entrance door is boarded up	9	
2	Poor	Non historic shed door	10	
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

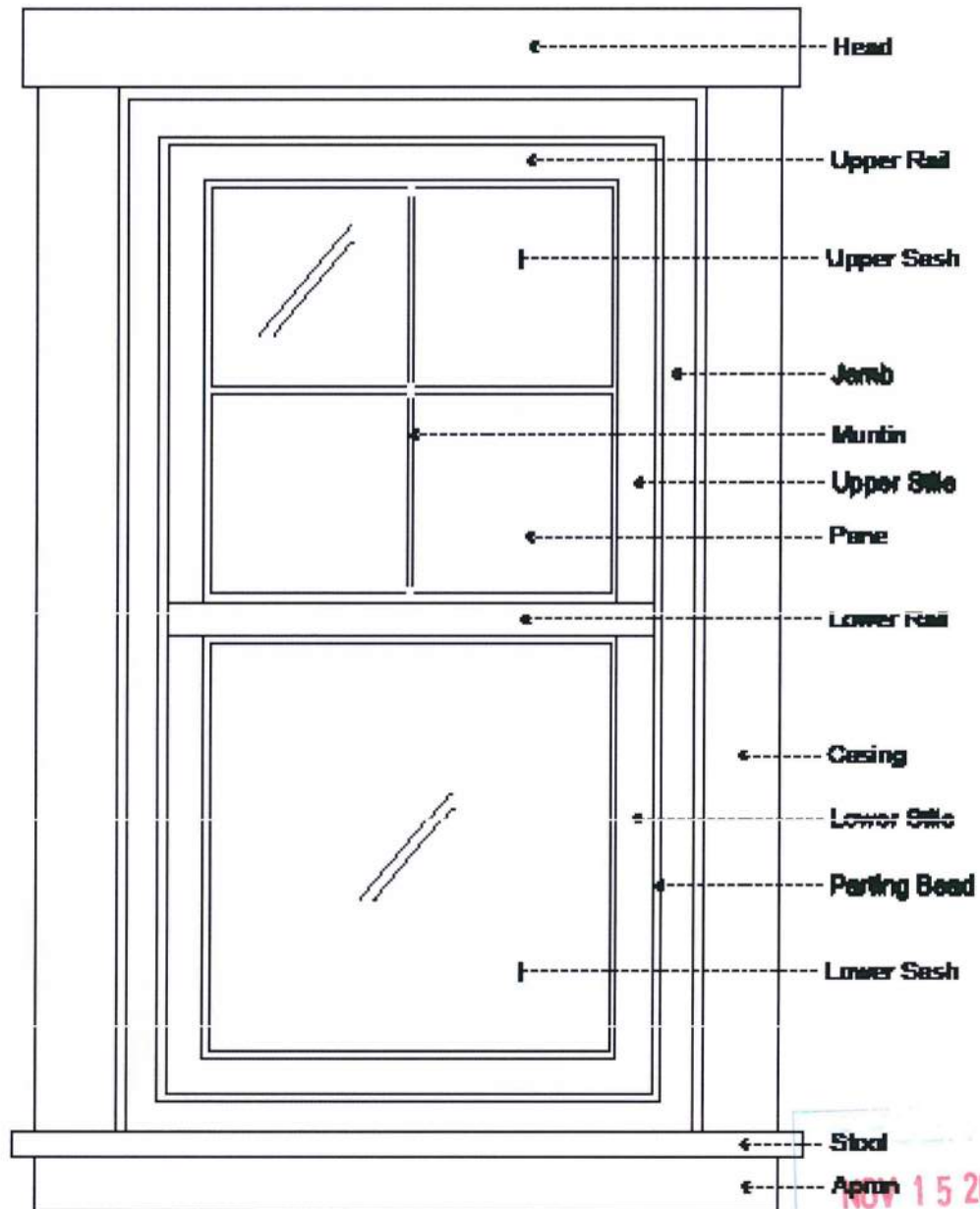
If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

NOV 15 2016

10. Window Survey

Basic Requirements

1. All window openings on the structure should be assigned a number and described under the same number in the survey form. Windows in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each window in detail, referring to specific parts of the window. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the window unit and associated trim. Broken glass and windows that are painted shut alone are not grounds for approving replacement.



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Window Survey Form

Total number of window openings on the exterior of the structure: 11

Number of historic windows on the structure: 7

Number of existing replacement/non-historic windows: 4

Number of windows completely missing: 3

Please reference assigned window numbers based on the Physical Conditions Report.

Number of windows to be replaced: 11

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Poor	fixed window	11	x
2	Poor	inoperable window	11	x
3	Poor	inoperable window	11	x
4	Poor	inoperable slider window	12	x
5	Poor	inoperable casement window	13	x
6	Poor	non-historic	14	
7	Poor	non-historic	14	
8	Poor	missing	6	
9	Poor	missing	6	
10	Poor	missing	8	
11	Poor	non visible slider	8	
	Fair			
	Fair			

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

NOV 15 2016

11. Interior Photographs

Use this section to describe interior conditions. Provide photographs of the interior elevations of each room. (This can be done by standing in opposite corners of a square room and capturing two walls in each photo.)

Element/Feature: Interior

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of construction: 1925

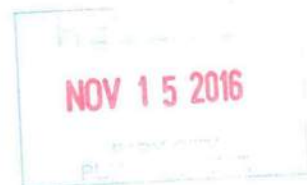
Describe existing feature:

The building was boarded up and deemed unsfe. Any interior of the building was not allowed .

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo Numbers: _____ Illustration Numbers: _____



Supplemental Sheets

Supplemental Page ____ of ____

Supplemental pages should be used to describe any additional elements and features not previously described in this packet.

Rear Facade
Element/Feature: _____This involves: ☒ An original part of the building
☐ A later additionEstimated date of construction: 1925

Describe existing feature:

The West facade consists of non-historic vertical wood siding on the stud wall. On the South-West corner a non-historic door and shed structure were added with a combination of vertical wood siding and brick asphalt shingles siding on the stud wall. One slider window and a casement window exists on the vertical siding. A non-historic plumbing vertical vent exist on the center of the facade. The West facade measures 29'-5" by 8'-0".
Reference Preservation Package.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The rear facade is in poor condition with not maintain vertical siding. The structure of the facade is compromised by the unsafe interior of the house.

Photo Numbers: 8 Illustration Numbers: 2a

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Element/Feature: Trim

This involves:

☒ An original part of the building

☐ A later addition

Estimated date of construction: 1925

Describe existing feature:

No visible trim found around windows and doors. The windows have a 2" square edge wood frame.

The eaves and soffits of the roof had a 1"x4" square wood fascia with no details.

No corner boards or pilasters are found in this building.

Reference Preservation Package.

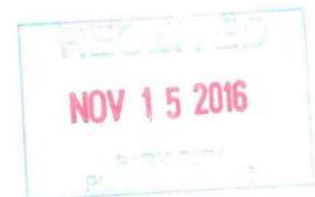
Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The trim of the house was collapsing by the time the house was disassemble.

Photo Numbers: 15 & 16

Illustration Numbers: _____



Element/Feature: Shed

This involves: ☐ An original part of the building

☒ A later addition

Estimated date of construction: _____

Describe existing feature:

The shed on the South-West corner was added to the building. No chronological information is available. The shed consist of a combination of brick asphalt shingle and vertical wood siding with a single pitch roof attached to the original building. The shed measures 9'-8" length by 6'-6" with. The porch framed in is consider by the Historic Site Form a major addition.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The building was deemed unsafe.

Photo Numbers: 10

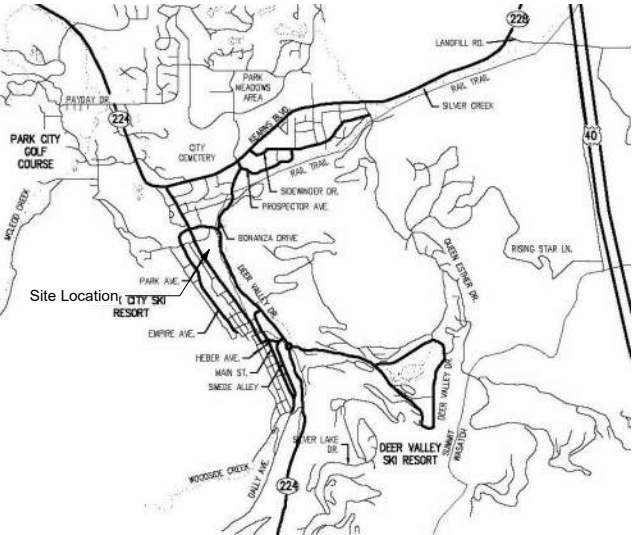
Illustration Numbers: _____



Exhibit F - Historic District Design Review Existing and Proposed Plans

1353 Park Avenue

1353 Park Avenue
(old 1323 Woodside Ave)
Park City, Utah
Historic Distric Design Review
November 1st, 2016



PROJECT CONTACT INFORMATION

OWNER	ARCHITECT	BUILDER
Park City Municipal Corporation 445 Marsac Avenue, P.O. Box 1480 Park City, UT 84060	EWG Architecture 449 Main Street, P.O. Box 3419 Park City, UT 84060 435-649-0092 Contact: Steve Bruemmer	
CIVIL ENGINEER	INTERIOR DESIGN	LANDSCAPE ARCHITECTURE
STRUCTURAL ENGINEER	PLUMBING ENGINEER MECHANICAL ENGINEER	ELECTRICAL ENGINEER

SERVICE CONTACTS

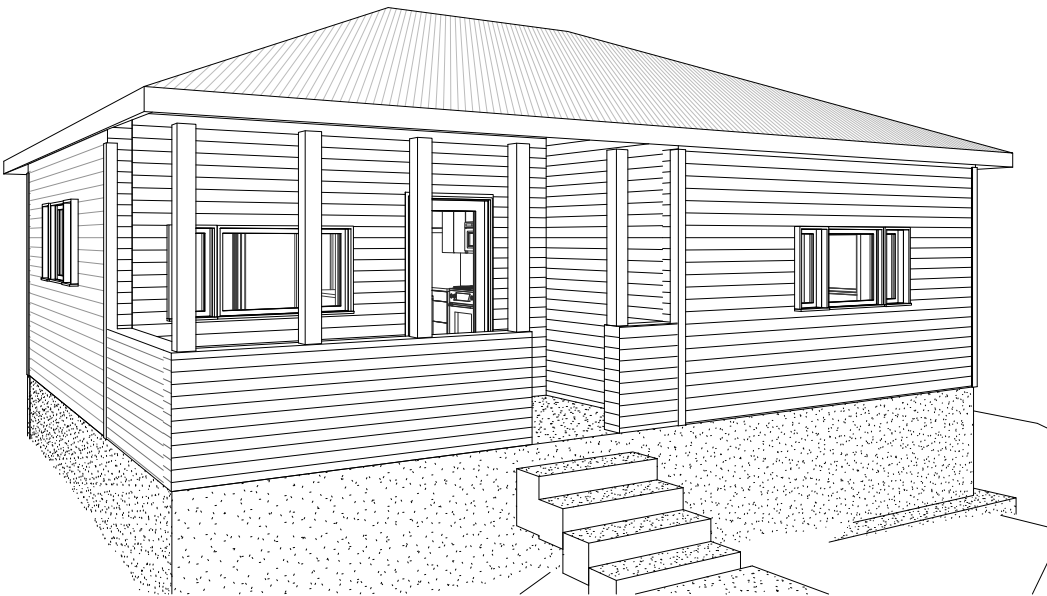
Rocky Mountain Power 201 South Main St, Suite 2300 Salt Lake City, UT 84111 (866) 870-3419	Qwest Phone Company Salt Lake City, UT (800) 922-7387
Park City School District 2700 Kearns Blvd Park City, UT 84060 (435) 645-5600	Park City Fire Department 730 Bitter Rd Park City, UT 84098 (435) 649-6706
Park City Municipal Corp 1354 Park Ave Park City, UT 84060 (435) 658-9471	Comcast Cable 1777 Sun Peak Dr. #105 Park City, UT 84098 (435) 649-4020
Questar Gas P.O. Box 45360 Salt Lake City, UT 84145 (800) 541-2824	Division of Water Quality 288 South 1460 East Salt Lake City, UT 84112 (801) 538-6146
Snyderville Post Office 6440 Hwy 224 Park City, UT 84098 (800) 275-8777	Snyderville Basin Water Reclamation District 2800 Homestead Rd Park City, UT 84098 (435) 649-7993

DRAWING INDEX

Historic District Design Review	
HDDR-005	EXISTING PLANS
HDDR-006	EXISTING ELEVATIONS
Historic District Design Review	
HDDR-001	COVER SHEET
HDDR-002	SURVEY
HDDR-003	EXISTING SITE PLAN
HDDR-004	PHOTOS - EXISTING CONDITIONS
HDDR-007	SURVEY- NEW LOCATION
HDDR-008	PROPOSED SITE PLAN
HDDR-009	PHOTOS - NEW LOCATION
HDDR-010	PROPOSED FLOOR PLANS
HDDR-011	PROPOSED SECTION & STREETSCAPE
HDDR-012	PROPOSED ELEVATIONS
HDDR-013	WINDOWS & DOORS TYPES/ DETAILS

BUILDING DESCRIPTION

The resident located at 1323 Woodside in Park City, was built in 1925 on the Woodside Avenue site (Per Demolition Permit). The proposed location in 1353 Park Avenue, has a relatively flat site with no natural landscape. The historic House is a "foursquare" form one story structure with hipped roof. Many element of the house where altered like the roof and porch (See Preservation Package). The porch area has it's original form as well as the roof. A new addition on the back follows the historic era and improves the interior space. In response to statutory regulation, all new work or repair, replacement, rehabilitation or restoration shall be compliant. Design Guidelines intended to secure, compatibility with and provide for visual aesthetic complement to the character and function of the community shall be paramount to any proposed improvement. All new design on this house has been design to comply with the Design Guidelines regulation.



elliott
workgroup
architecture
364 Main Street PO Box 3419 Park City, Utah 84060
435.648.0092 801.415.1839 www.elliottworkgroup.com

1353 Park Avenue

1353 Park Avenue
(old 1323 Woodside Ave)
Park City, Utah

COVER SHEET

HDDR-001

[illegible]

SURVEYED BY:
GRW/ADM
DRAWN BY:
GRW
CHECKED BY:
GRW

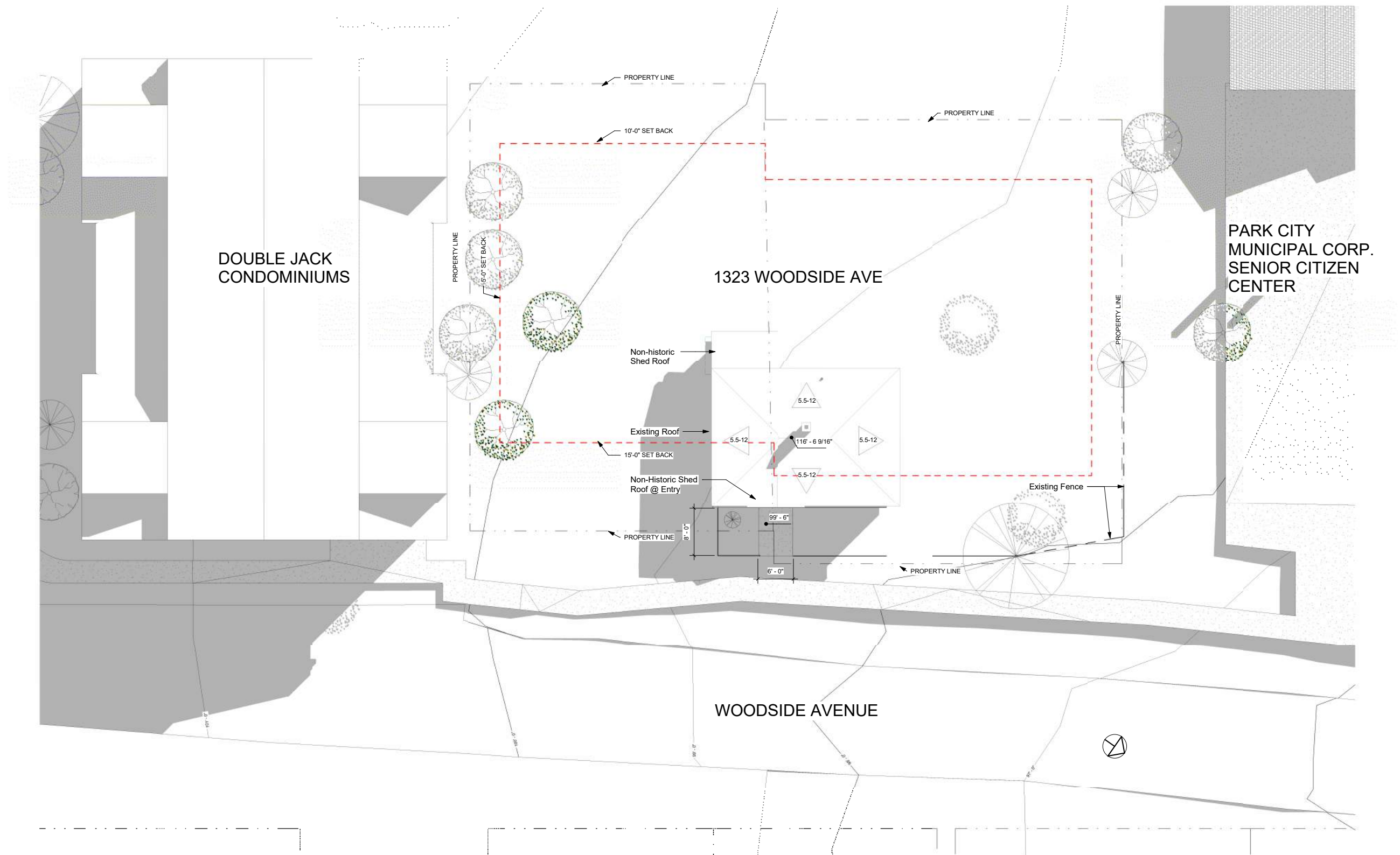
EXISTING CONDITIONS SURVEY
1321-1323 WOODSIDE AVENUE

100

WGC
B24B06 DIV/C

AND PAUL MARSH

SHEET 1 OF 1



1 1323 Woodside Ave. Site Plan
SCALE: 1/8" = 1'-0"



7 Neighborhood Looking West
SCALE: 1" = 1'-0"



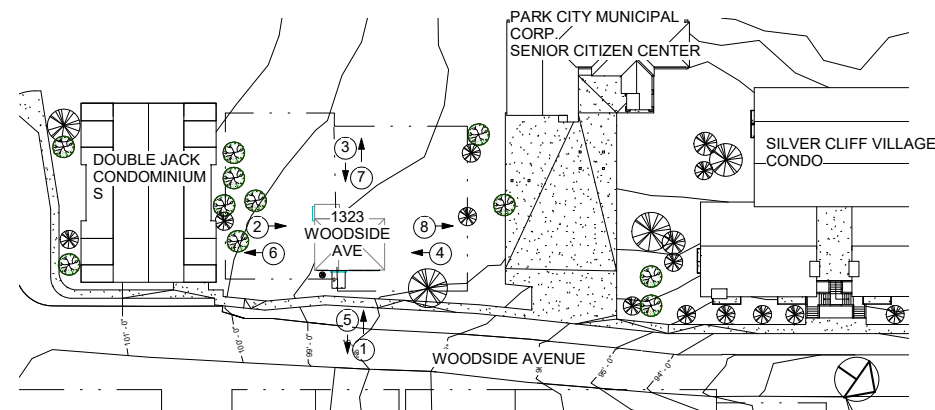
3 Existing Looking East
SCALE: N.T.S.



8 Neighborhood Looking North
SCALE: 1" = 1'-0"



2 Existing Looking North
SCALE: N.T.S.



4 Existing Looking South
SCALE: N.T.S.



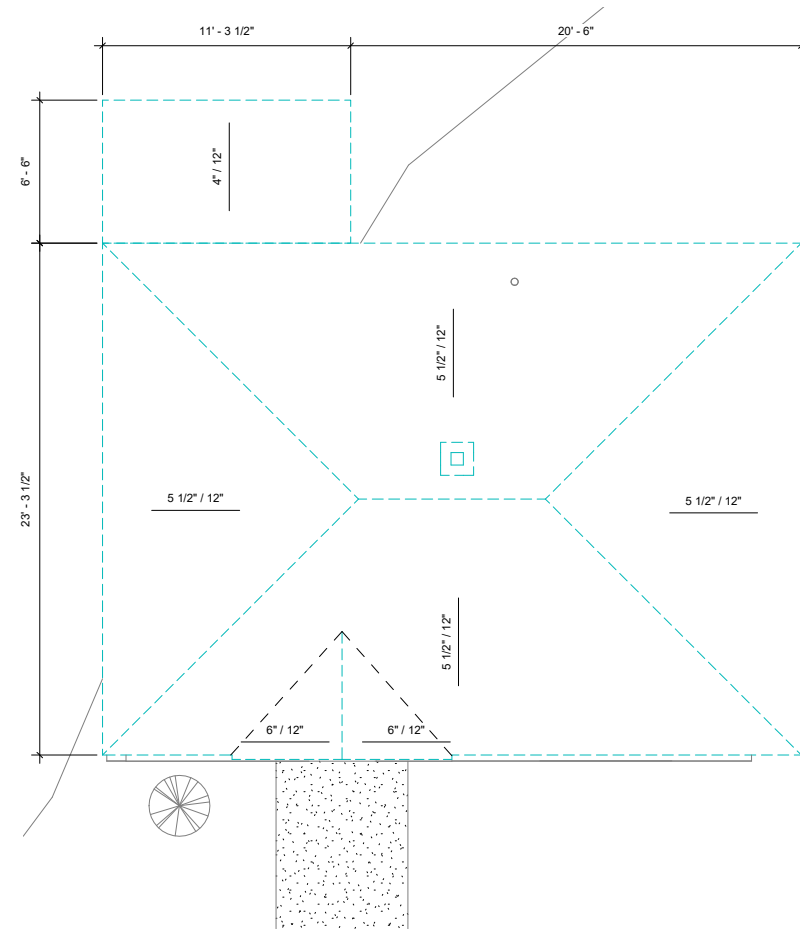
6 Neighborhood Looking South
SCALE: 1" = 1'-0"



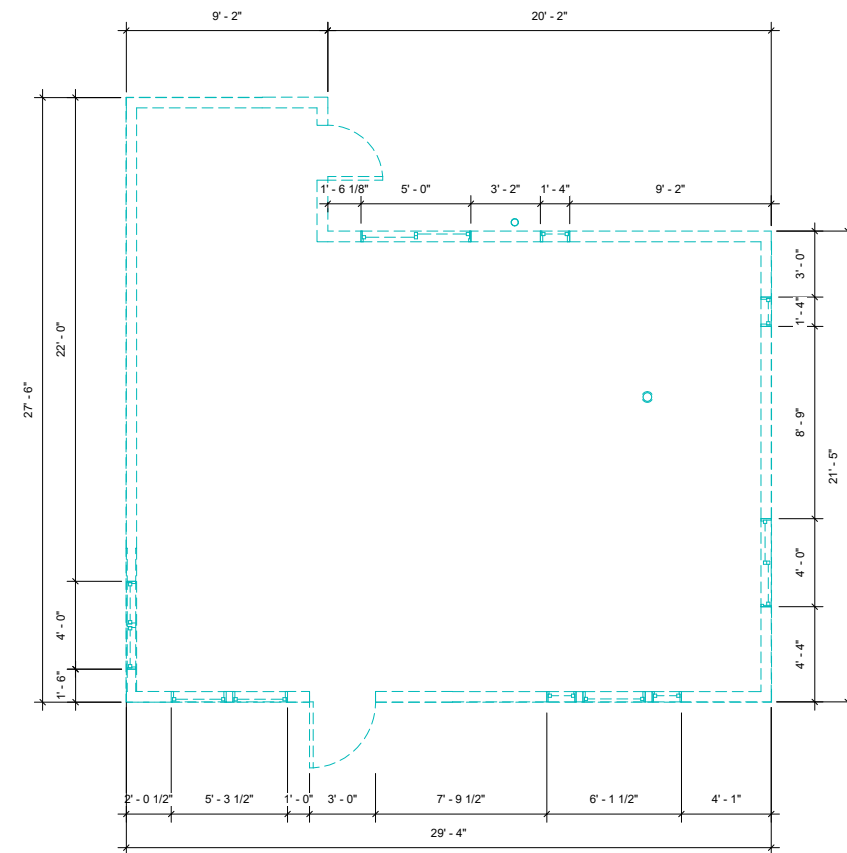
1 Existing Looking West
SCALE: N.T.S.



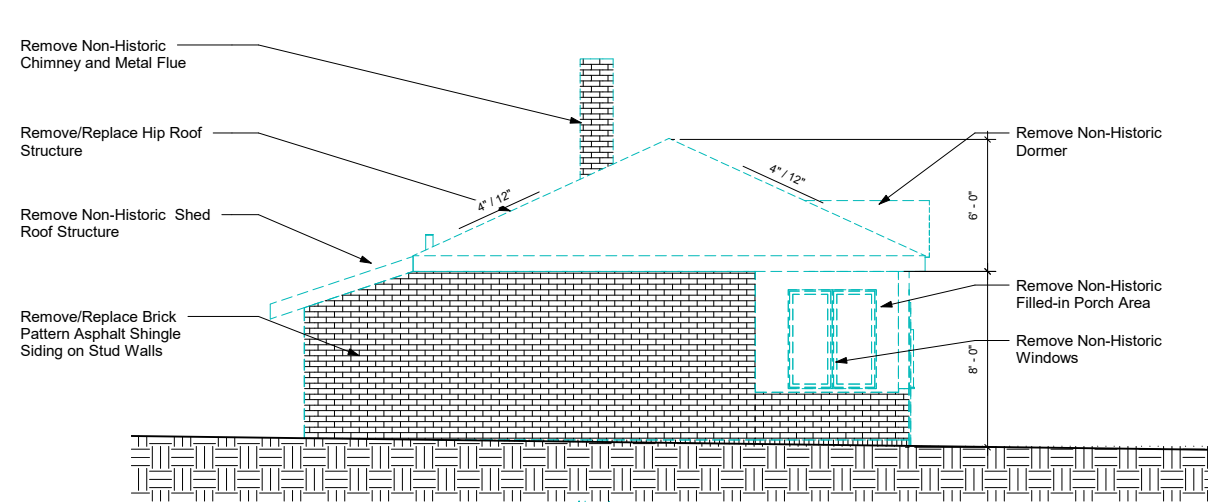
5 Neighborhood Looking East
SCALE: 1" = 1'-0"



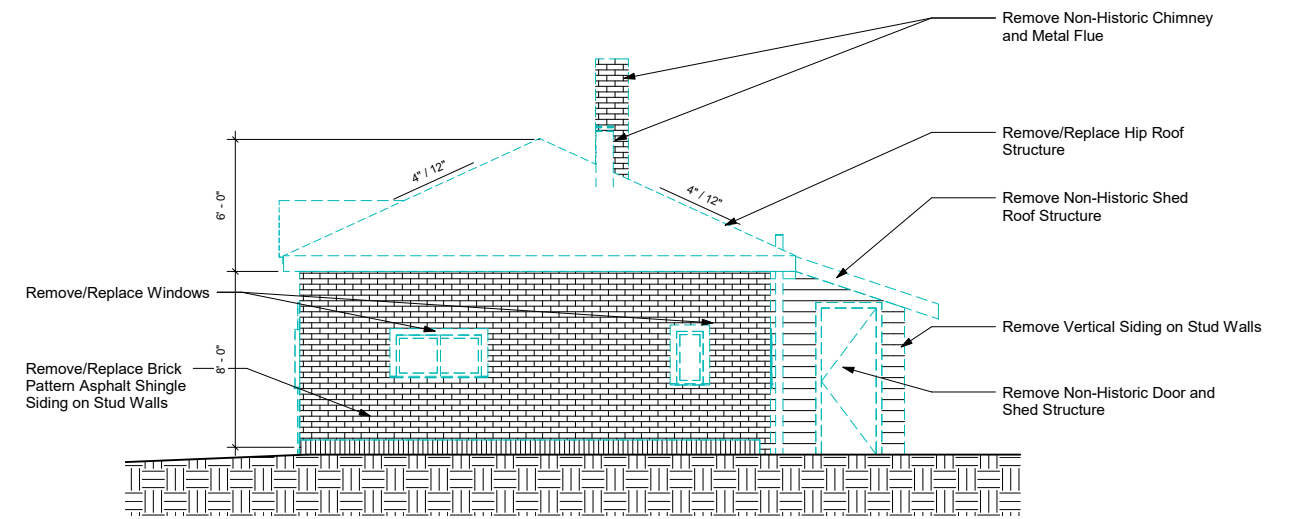
2 Existing Roof Plan
SCALE: 1/4" = 1'-0"



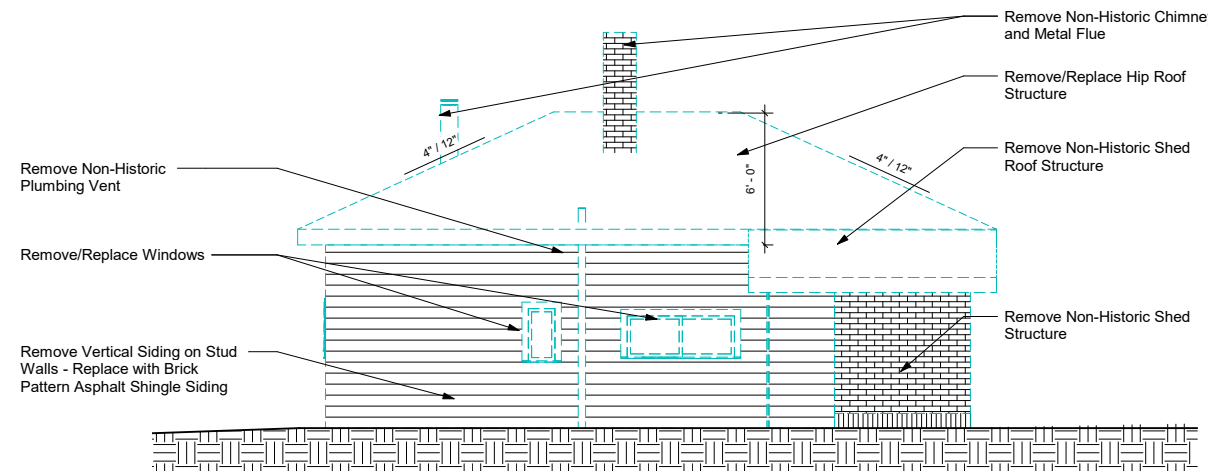
1 Existing Floor Plan
SCALE: 1/4" = 1'-0"



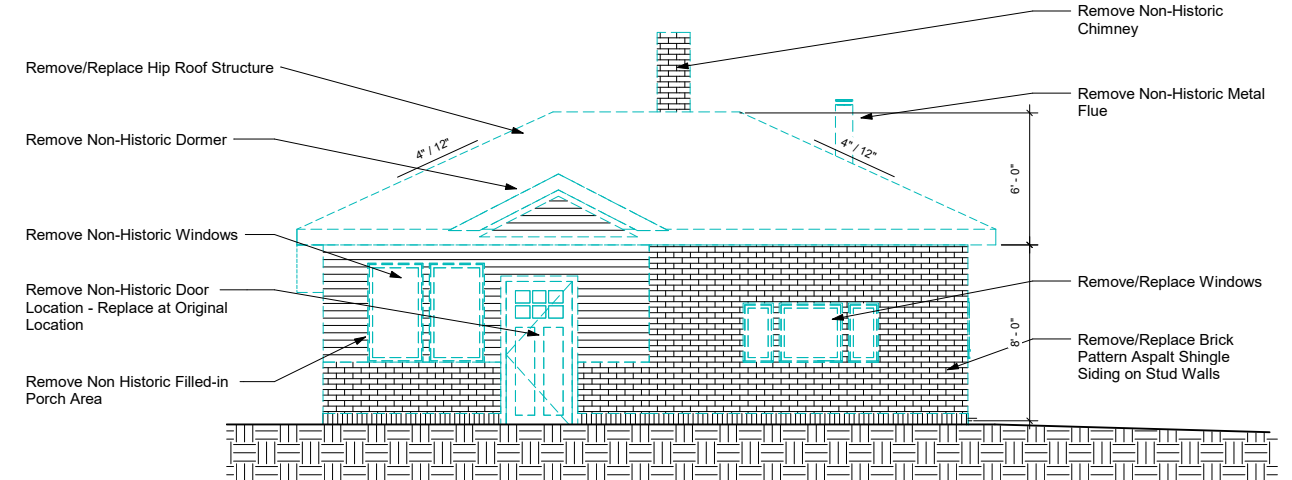
4 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



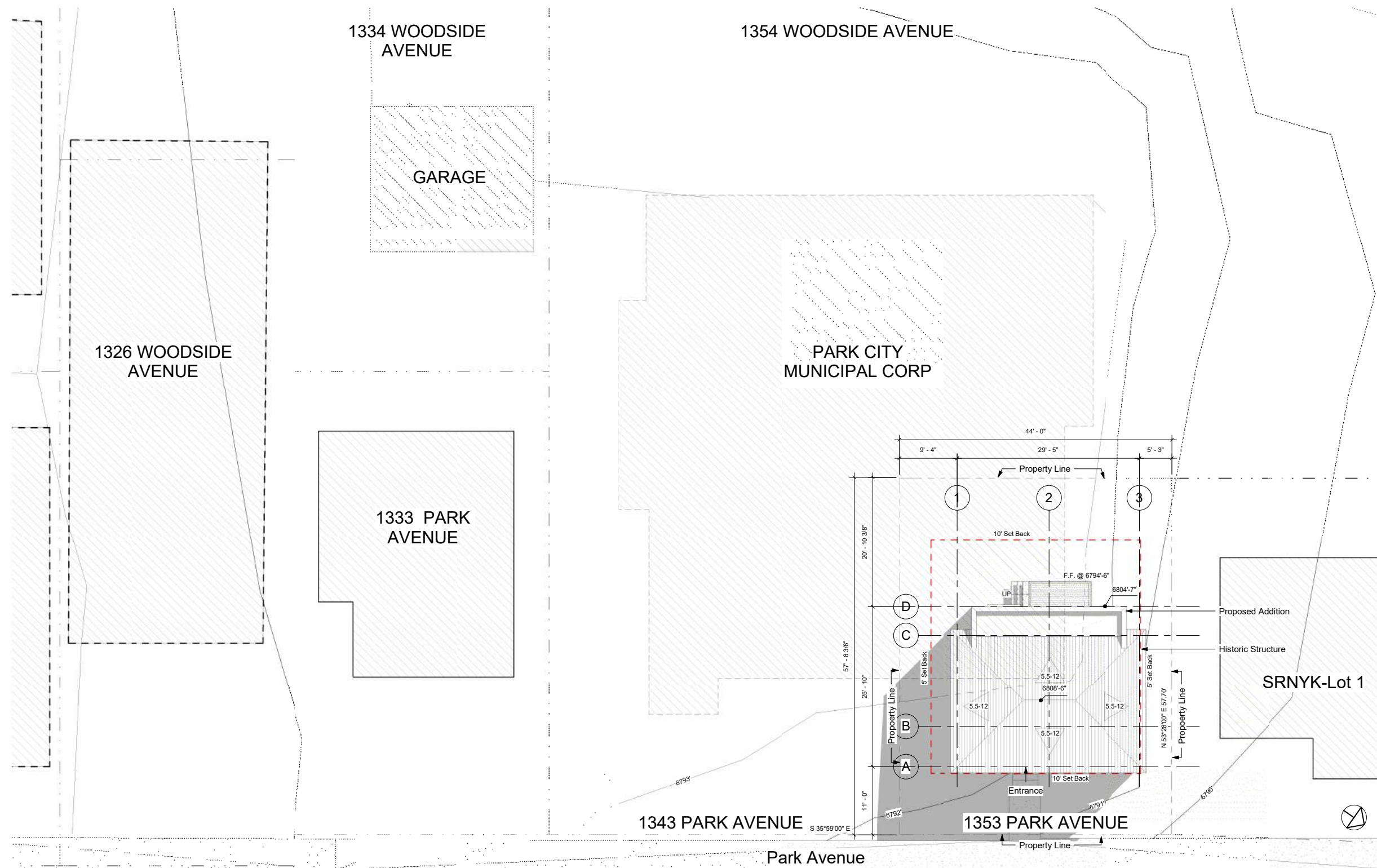
2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 1353 Park Avenue Site Plan
SCALE: 1/8" = 1'-0"



1 1353 Park Ave. Looking North
SCALE: 1" = 1'-0"



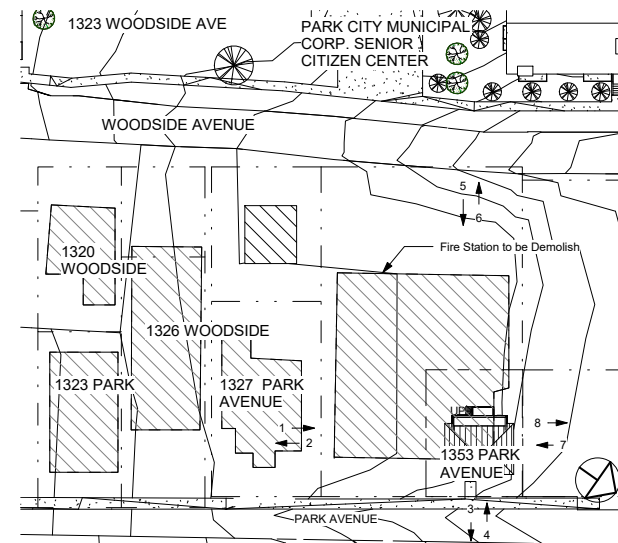
5 1353 Park Ave. Looking East
SCALE: 1" = 1'-0"



6 1353 Neighborhood Looking West
SCALE: 1" = 1'-0"



2 1353 Neighborhood Looking South
SCALE: 1" = 1'-0"



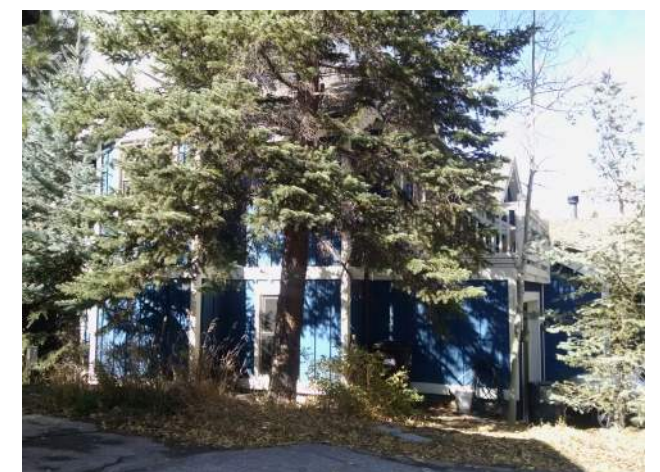
7 1353 Park Ave. Looking South
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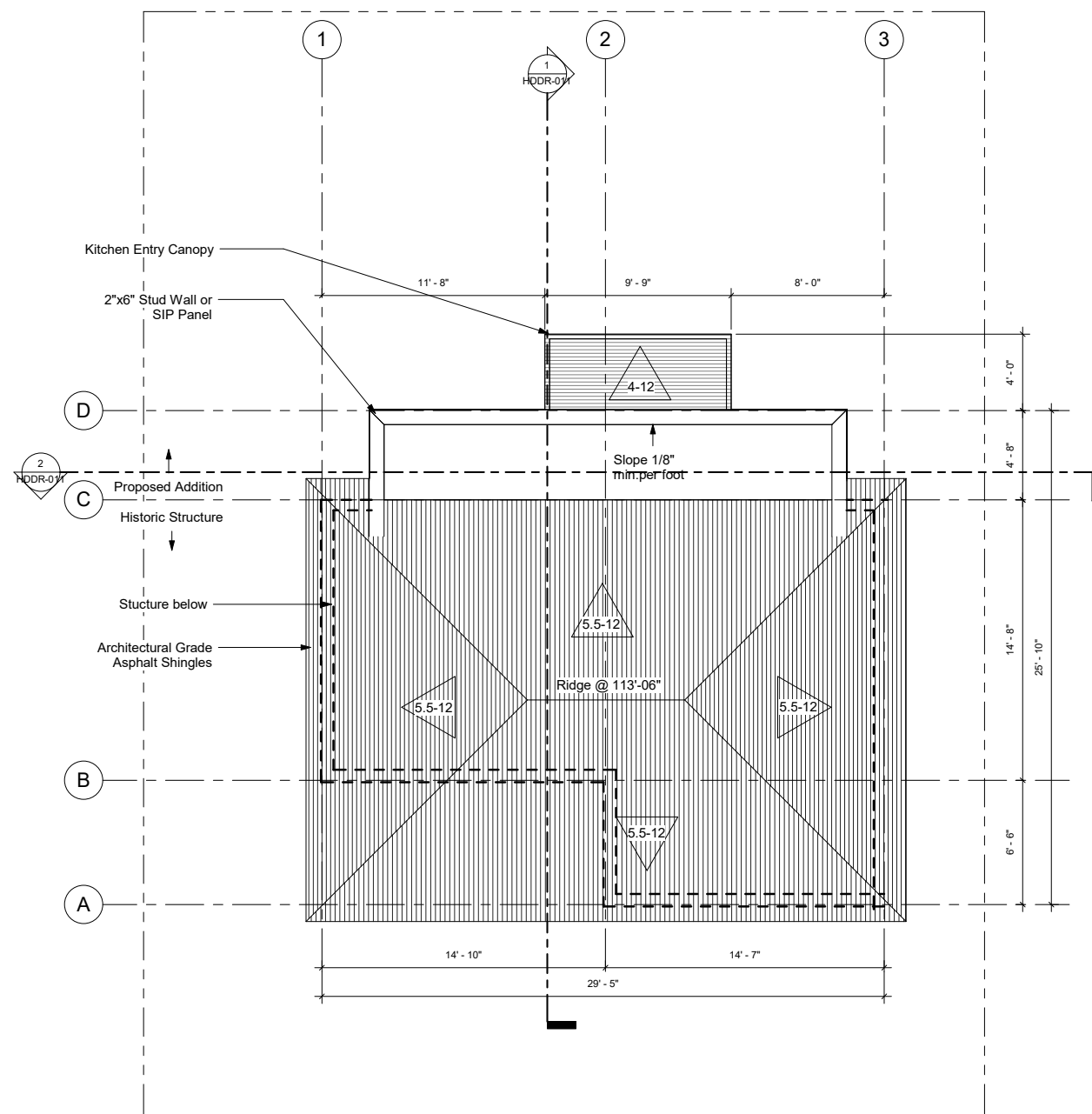
3 1353 Park Avenue Neighborhood Looking East
SCALE: 1" = 1'-0"



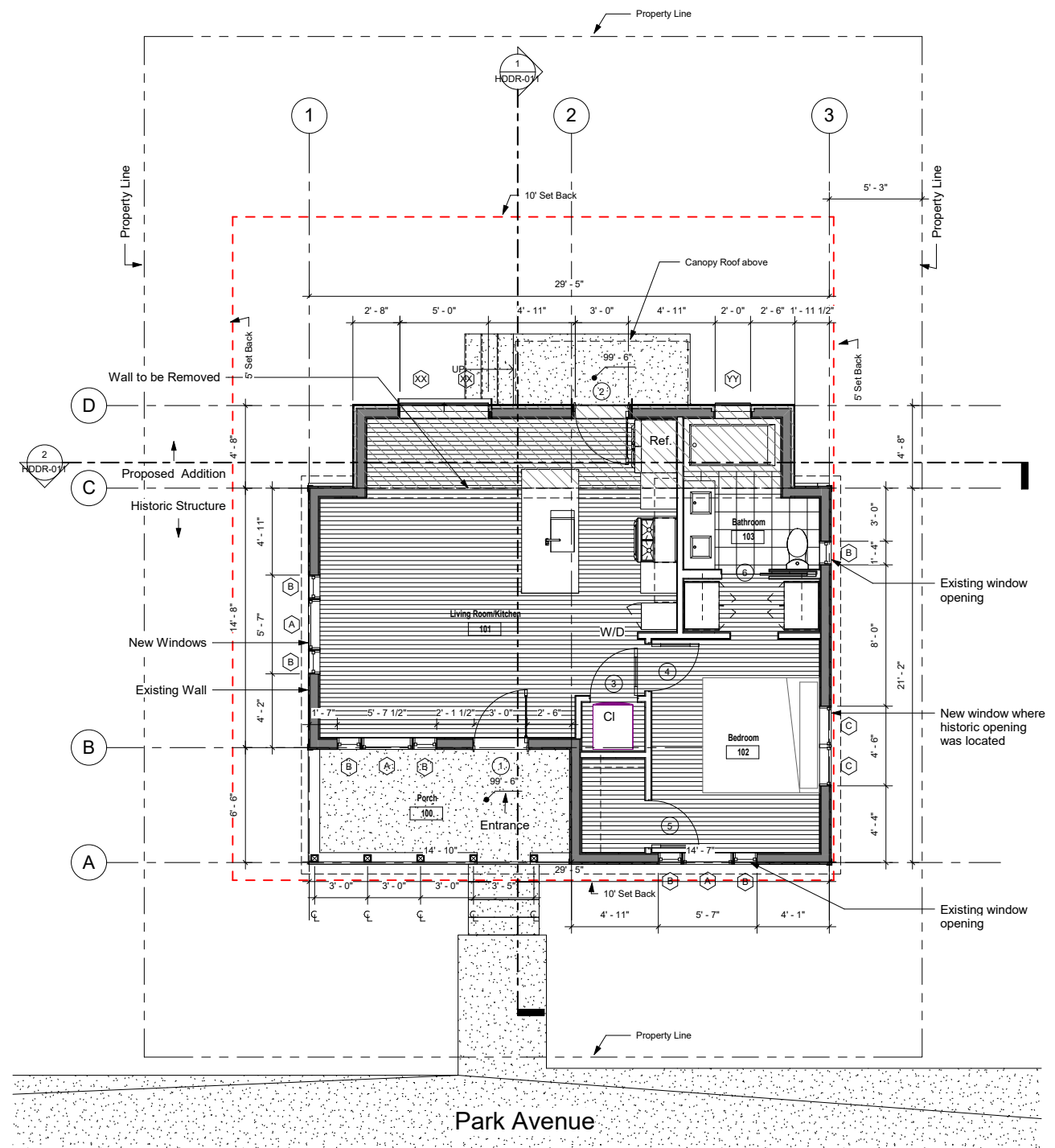
4 1353 Park Ave. Looking West
SCALE: 1" = 1'-0"



8 1353 Park Ave. Neighborhood Looking North
SCALE: 1" = 1'-0"



2 New Roof Plan
SCALE: 1/4" = 1'-0"



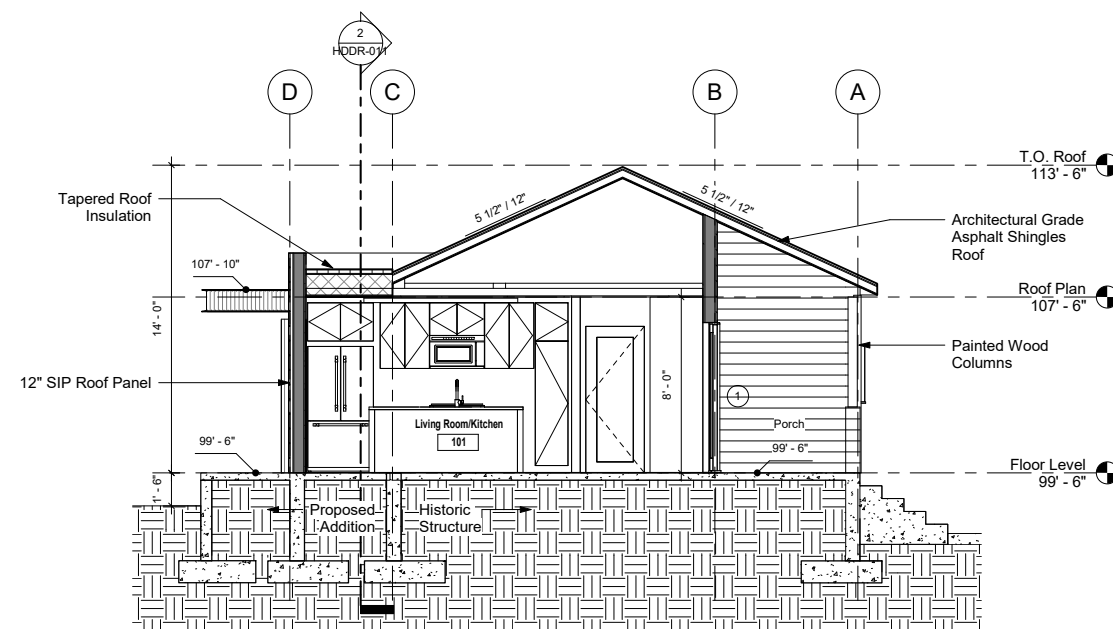
1 New Floor Plan
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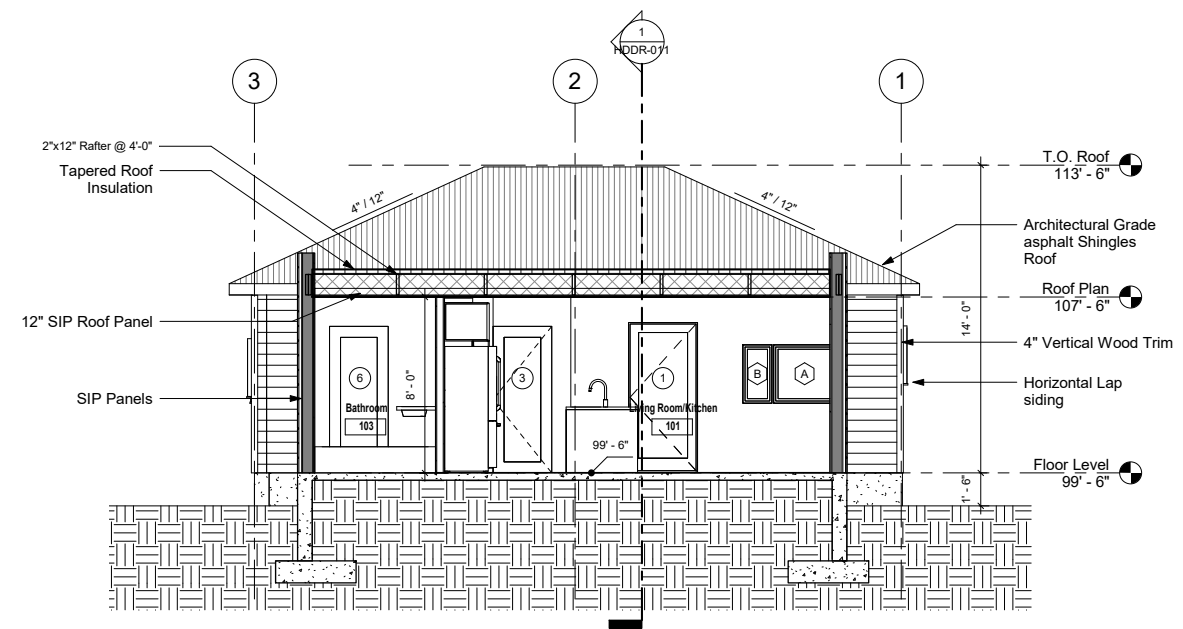
4 Streetscape 1353 Park Avenue
SCALE: 1" = 10'-0"



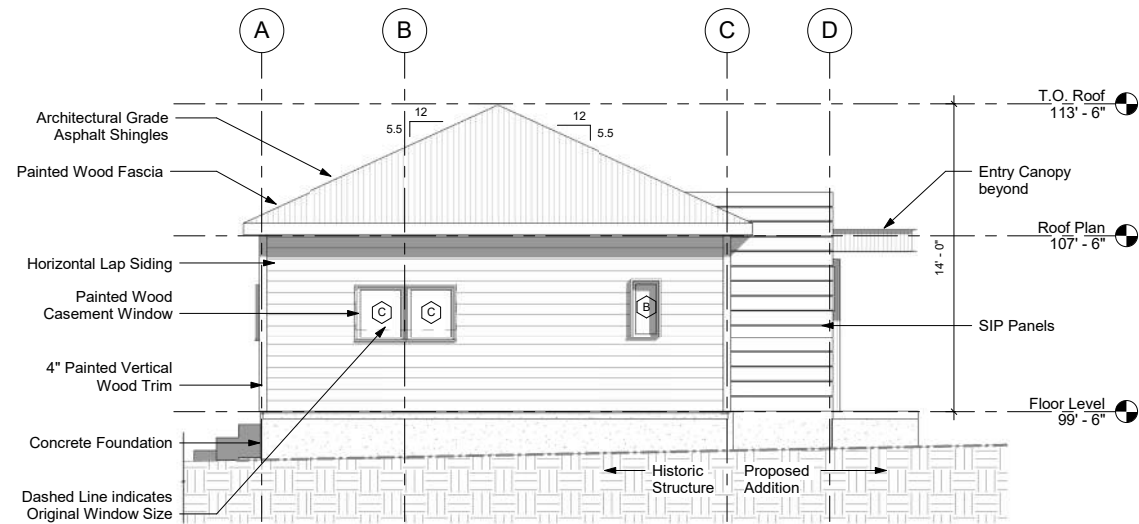
3 Streetscape 1323 Woodside Ave.
SCALE: 1" = 10'-0"



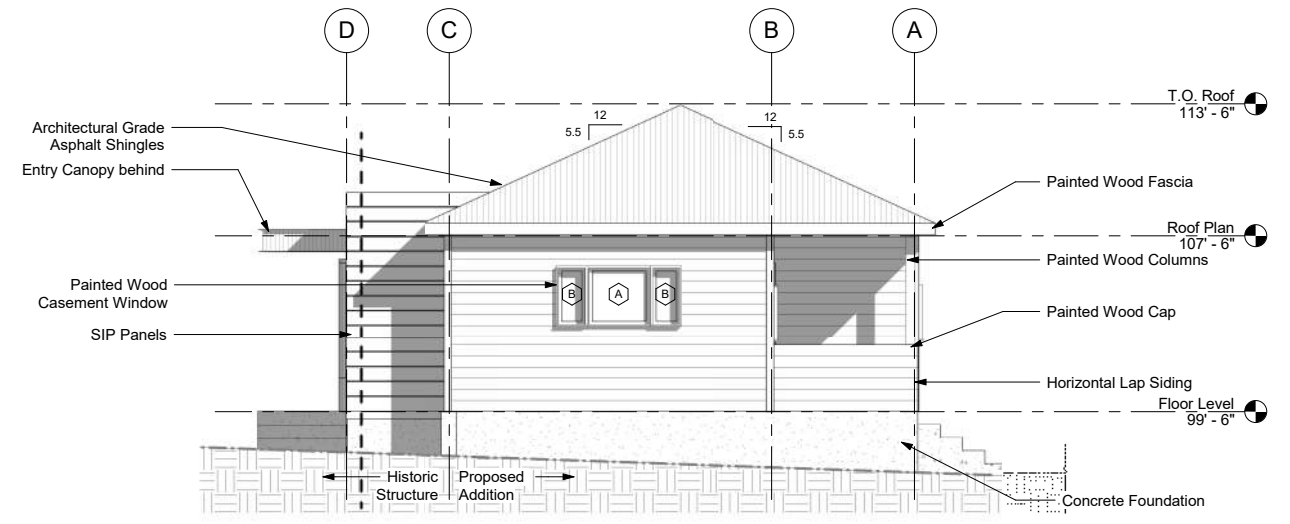
1 Section 1
SCALE: 1/4" = 1'-0"



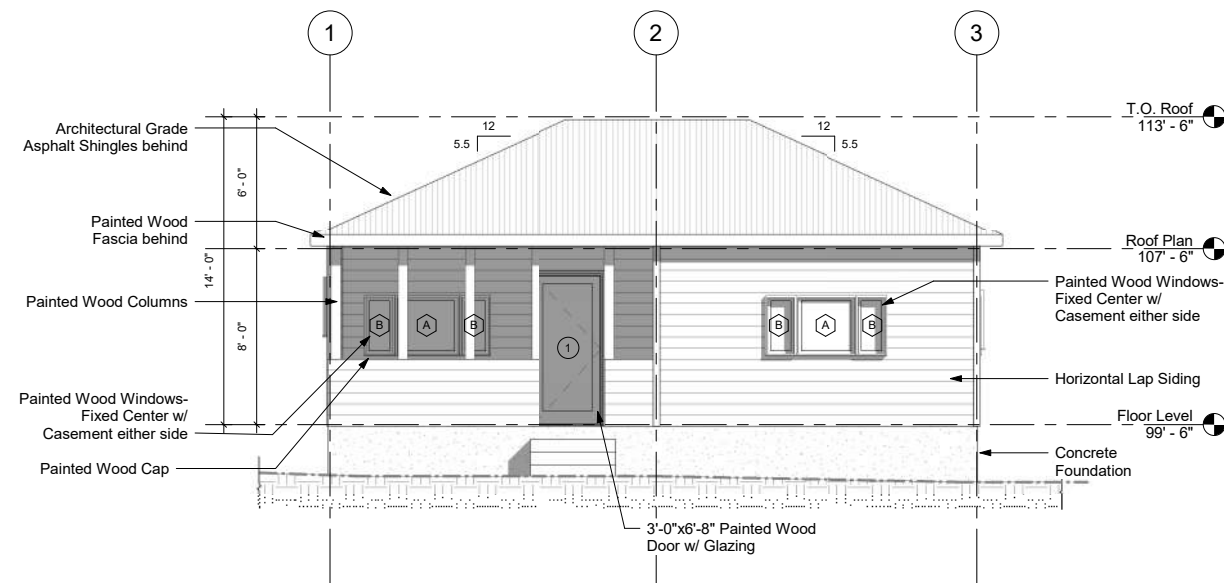
2 Section 2
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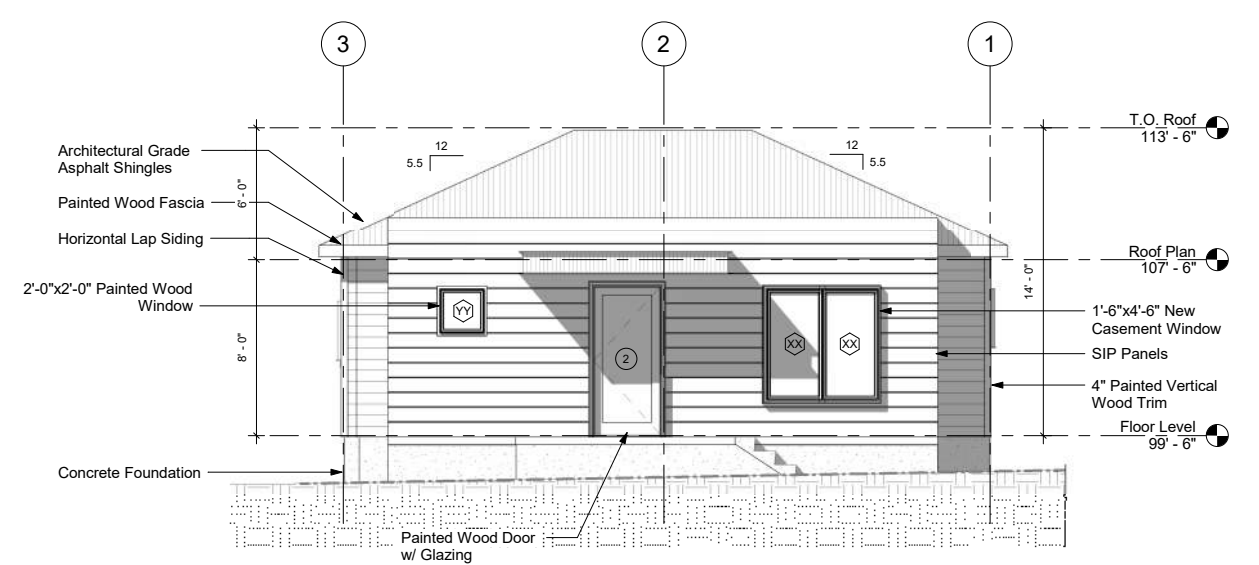
4 New South Elevation
SCALE: 1/4" = 1'-0"



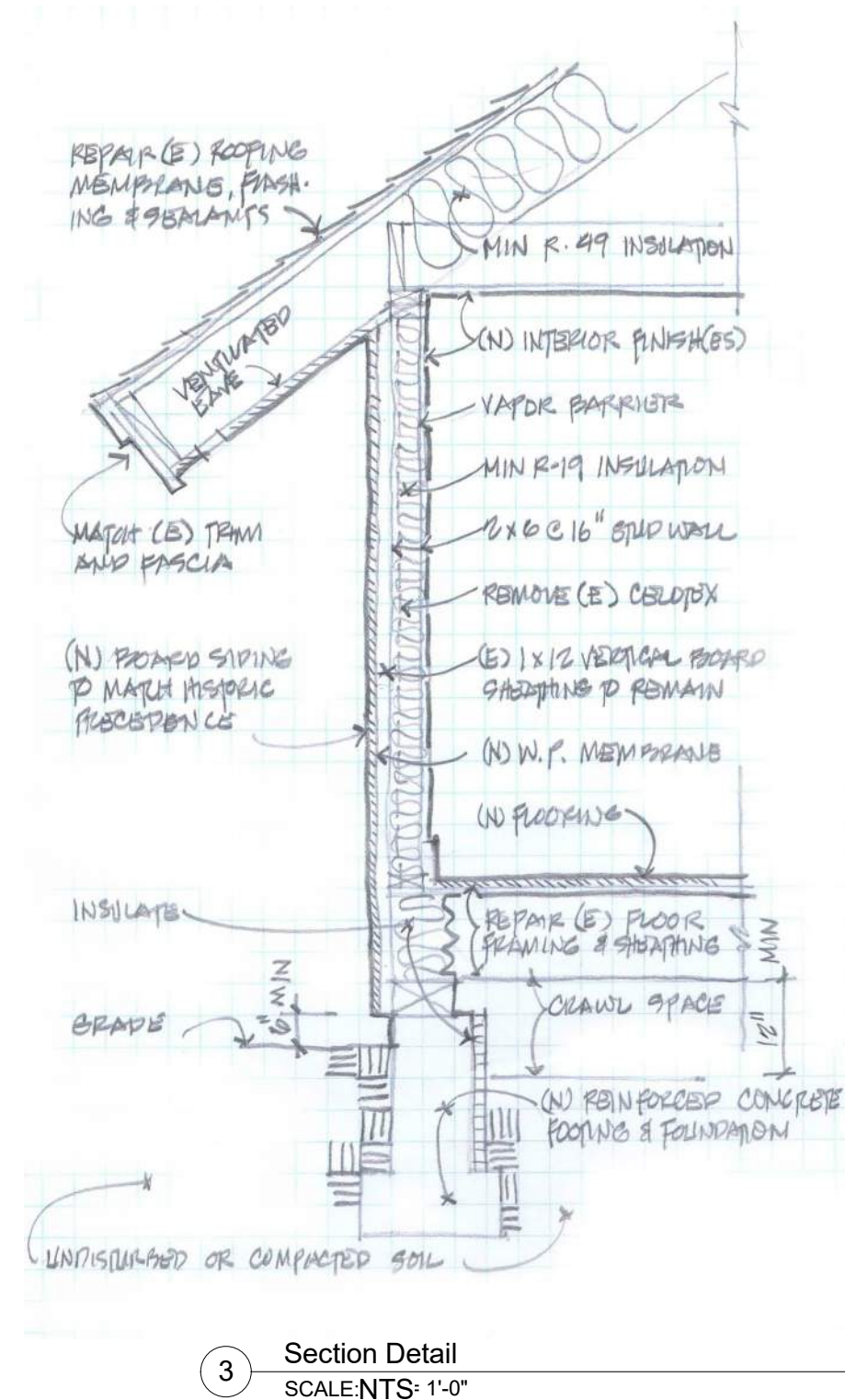
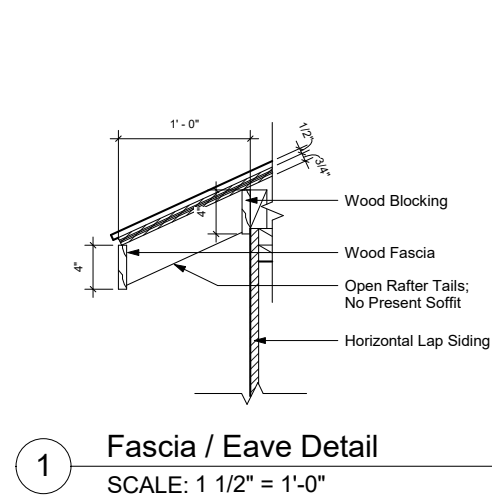
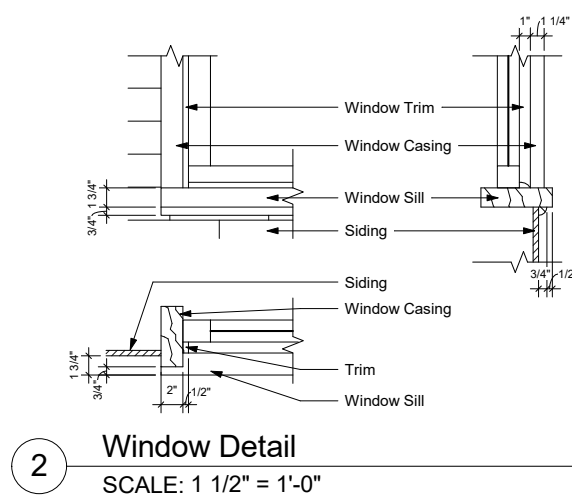
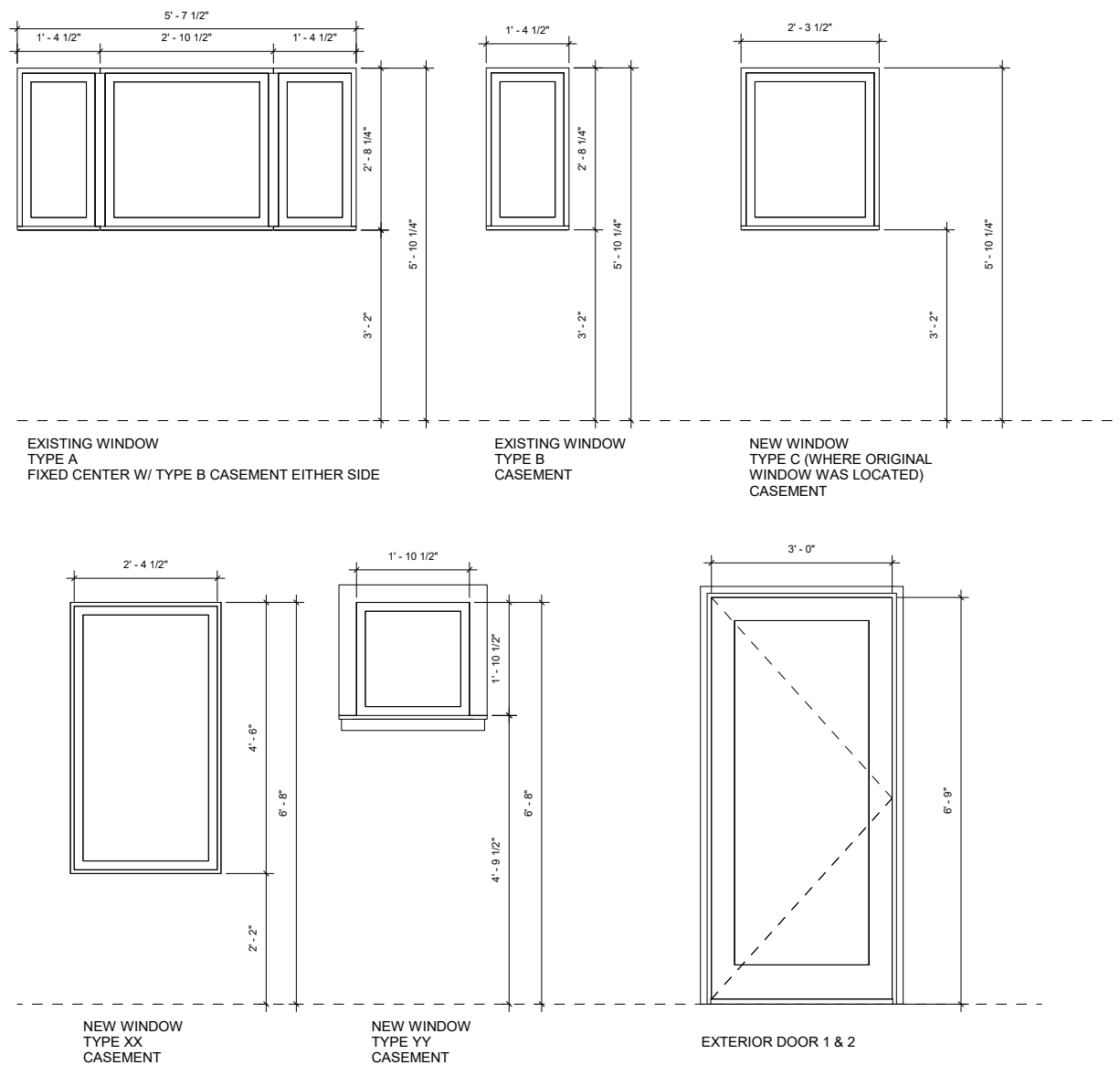
2 New North Elevation
SCALE: 1/4" = 1'-0"



3 New West Elevation
SCALE: 1/4" = 1'-0"



1 New East Elevation
SCALE: 1/4" = 1'-0"





Historic Preservation Board Staff Report

Planning Department

Author: Hannah M. Tyler, Planner
Subject: Material Deconstruction Review
Address: 1333 Park Avenue
Project Number: PL-16-03378
Date: March 1, 2017
Type of Item: Administrative – Material Deconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board conduct a public hearing and approve the material deconstruction of non-historic materials and repairs to the Significant single-family dwelling at 1333 Park Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Topic:

Address: 1333 Park Avenue
Designation: Significant
Applicant: Park City Municipal Corporation
Proposal: Material Deconstruction of the non-historic windows, non-historic concrete porch landing and stairs, non-historic rear metal railing, and repairs to the structurally compromised concrete foundation.

Background:

On November 15, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1333 Park Avenue. After working with the applicant on the materials for their submittal, the application was deemed complete on January 25, 2017. The Historic District Design Review (HDDR) application is currently under review and has not yet been approved, as it is dependent on HPB's Review for Material Deconstruction of the non-historic materials and repair structurally compromised concrete foundation on the Single-Family Dwelling.

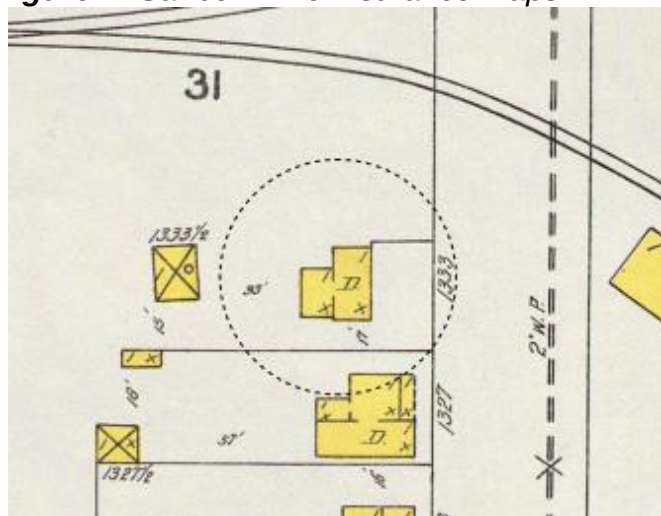
1333 Park Avenue Developmental History:

1333 Park Avenue is designated as a Significant Site on the Park City Historic Sites Inventory (HSI). According to Summit County records, the single-family dwelling was constructed ca. 1905. According to the Park City HSI, the single-family dwelling is significant to the Mature Mining Era (1894-1930).

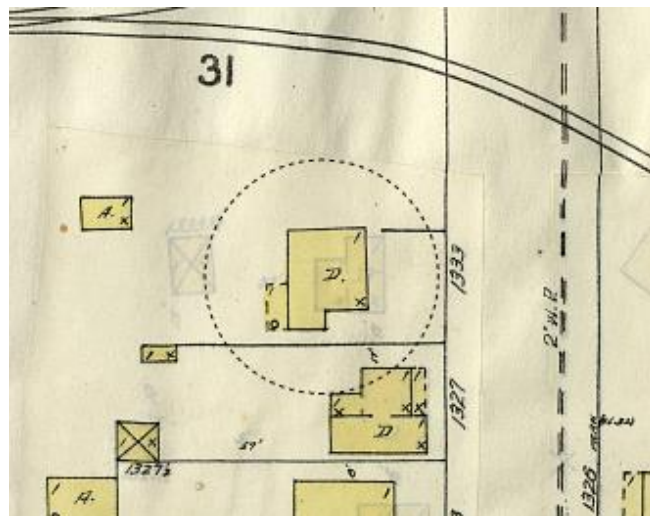
The single-family dwelling first appears on the 1907 Sanborn Fire Insurance Map as a simple hall-parlor type house with a rear addition, which was likely a shed addition. The 1929 Sanborn Fire Insurance Map shows additions to the south and west of the structure. These additions occurred sometime between 1907 and 1929 (during the Mature Mining Era). The single-family dwelling remained unchanged in the 1941 Sanborn Fire Insurance Map. Additions and modifications to structures rather than demolition during the Historic Period established a traditional development pattern in

Park City that can be seen throughout Old Town.

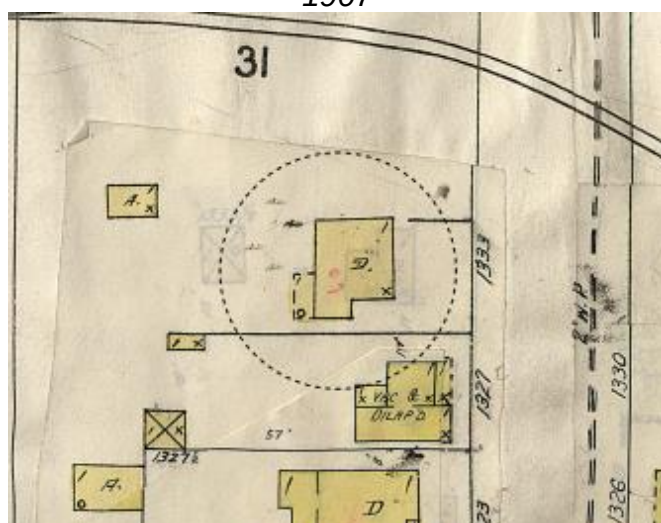
Figure 1: Sanborn Fire Insurance Maps



1907



1929



1941

There is no tax photograph for this property from ca. 1940. According to the Intensive Level Survey, the overall form and materiality remains intact, and the structure retains its Historic form. Though alterations to the original form and style have been made, such alterations occurred during the Period of Significance, the Mature Mining Era (1894-1930).

Analysis:

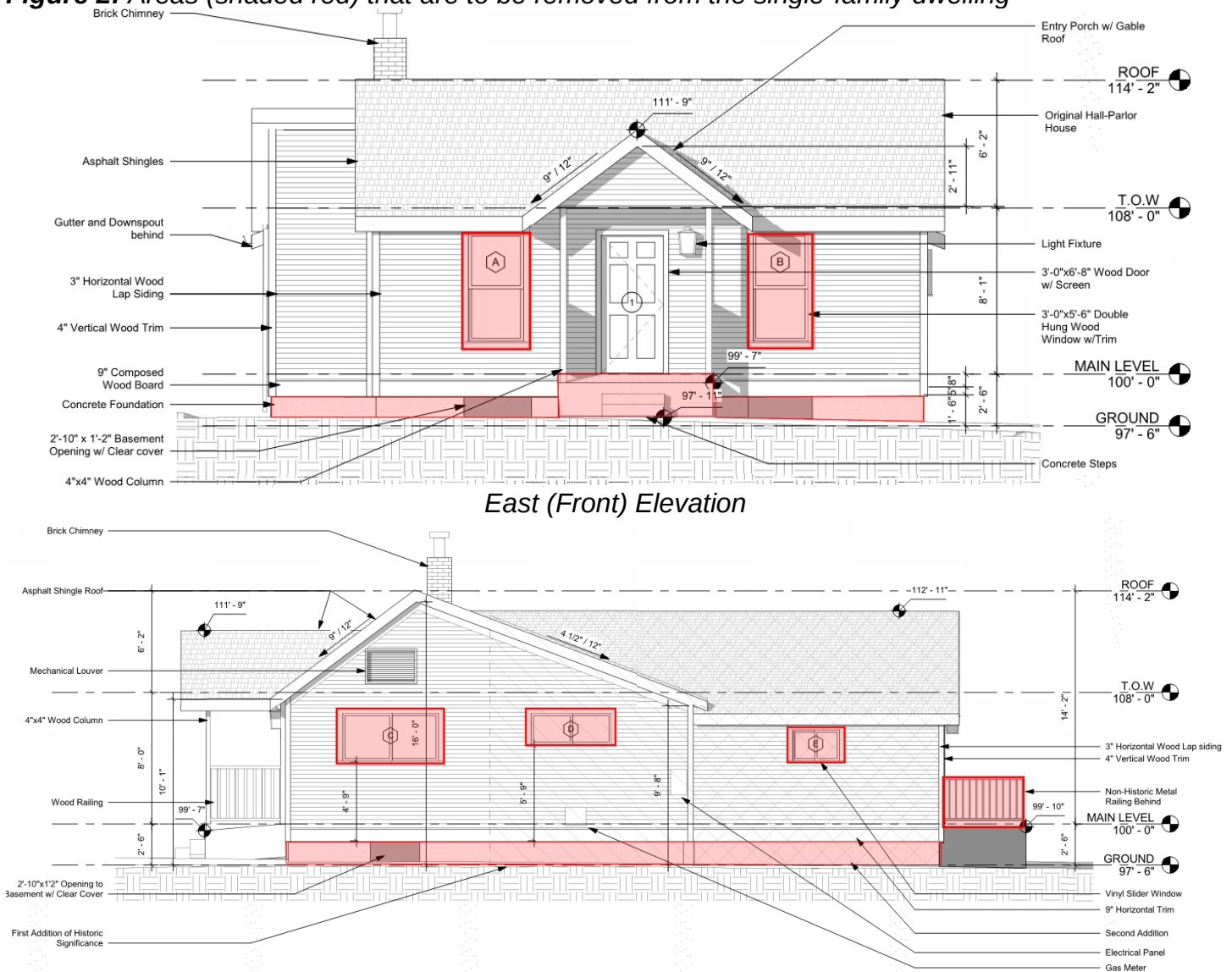
The following Material Deconstruction work is proposed for the single-family dwelling at 1333 Park Avenue:

- Removal of the non-historic windows. Non-historic windows were installed in the 1990s. Replacement windows will not change the dimensions of the existing windows and will be compatible with the historic structure.
- Removal of the non-historic rear metal railing. Non-historic rear metal railing was installed in the 1990s.

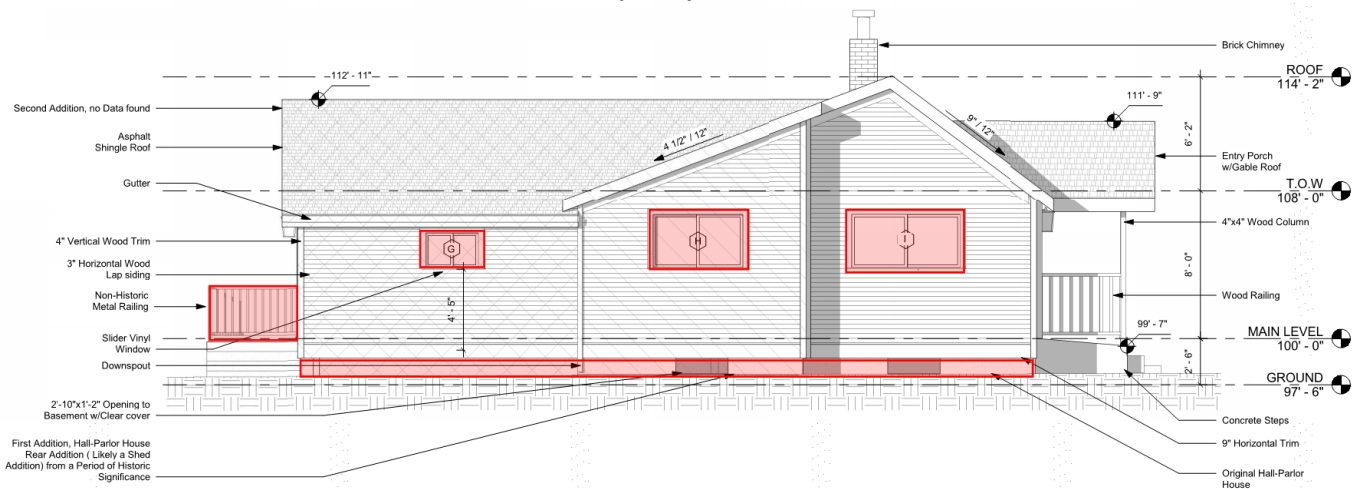
- Removal of the non-historic concrete porch landing and stairs. Non-historic concrete porch landing and stairs was installed in the 1990s.
- Repairs to the structurally compromised foundation. The existing foundation has little to no reinforcement within the concrete. The applicant is proposing to temporarily lift the historic structure in order to repair the concrete foundation and replace sections in-kind where necessary. Where replacements and/or repairs occur, the exterior of the foundation will remain historic compatible with the existing structure and existing concrete foundation.

The applicant intends to replace non-historic materials with historically compatible materials. Staff finds that the removal of the proposed non-historic materials will assist in restoring the single-family dwelling to its Historic Form because the existing non-historic materials are incompatible and/or beyond repair. Figure 2 identifies the areas that are to be removed (red shaded areas) on the single-family dwelling.

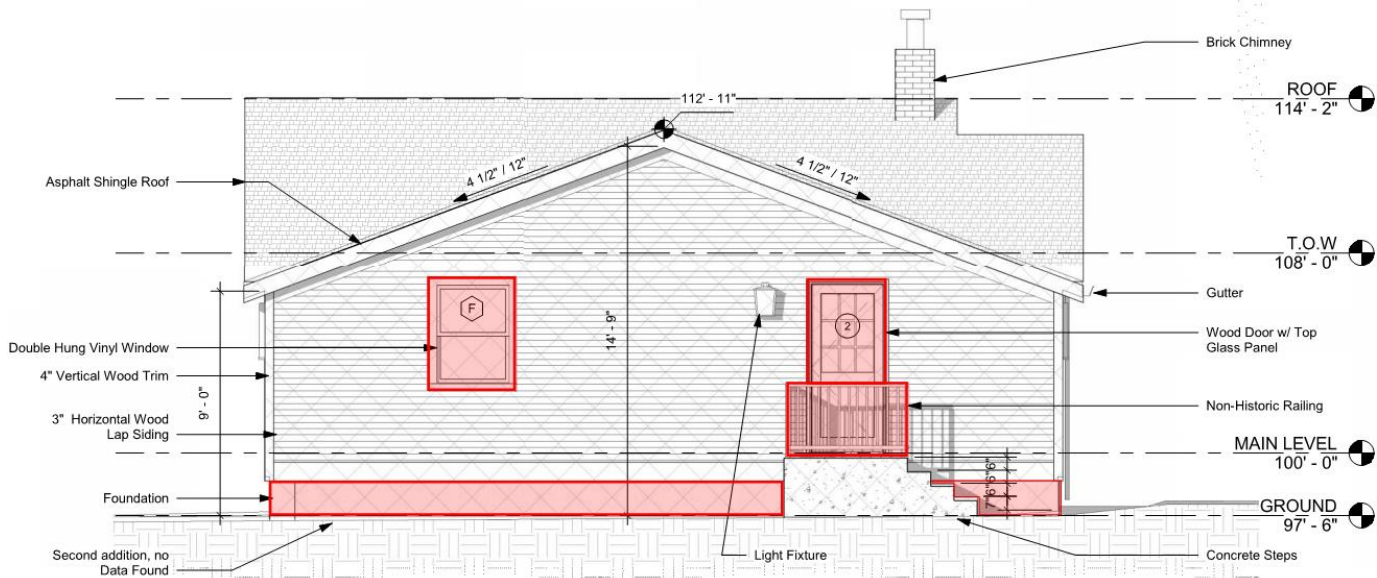
Figure 2: Areas (shaded red) that are to be removed from the single-family dwelling



North (Side) Elevation



South (Side) Elevation



West (Rear) Elevation

Recommendation:

Staff recommends the Historic Preservation Board conduct a public hearing and approve the material deconstruction of non-historic materials and repairs to the Significant single-family dwelling at 1333 Park Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval.

Finding of Fact:

1. The property is located at 1333 Park Avenue. The property is located in the Historic Residential Medium-Density (HR-M) Zoning District.
2. The historic site is listed as Significant on the Historic Sites Inventory (HSI).
3. According to Summit County records, the single-family dwelling was constructed ca. 1905.
4. According to the Park City HSI, the single-family dwelling is significant to the Mature Mining Era (1894-1930).

5. The single-family dwelling first appears on the 1907 Sanborn Fire Insurance Map as a simple hall-parlor type house with a rear addition, which was likely a shed addition.
6. The 1929 Sanborn Fire Insurance Map show additions to the south and west of the structure. These additions occurred sometime between 1907 and 1929 (during the Mature Mining Era).
7. The single-family dwelling remained unchanged in the 1941 Sanborn Fire Insurance Map.
8. There is no tax photograph for this property from ca. 1940.
9. According to the Intensive Level Survey, the overall form and materiality remains intact, and the structure retains its Historic form. Though alterations to the original form and style have been made, such alterations occurred during the Period of Significance, the Mature Mining Era (1894-1930).
10. On November 15, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the property at 1333 Park Avenue. After working with the applicant on the materials of their submittal, the application was deemed complete on January 25, 2017. The HDDR application is still under review by the Planning Department.
11. The applicant is proposing to remove the non-historic windows, the non-historic rear metal railing, the non-historic concrete porch landing and stairs, and make repairs to the structurally compromised foundation.
12. Staff finds that the removal of the proposed non-historic materials will assist in restoring the single-family dwelling to its Historic Form because the existing non-historic materials are incompatible and/or beyond repair.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and regarding material deconstruction.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on November 15, 2016 and December 1, 2016. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. Where the historic exterior materials cannot be repaired, they shall be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to removing and replacing historic materials, the applicant shall demonstrate to the Planning Director and Project Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. No historic materials may be disposed of prior to advance approval by the Planning Director and Project Planner.
3. Any deviation from approved Material Deconstruction will require review by the Historic Preservation Board.
4. A structural engineer shall be responsible for creating a cribbing plan prior to the house being supported from the interior for the installation of the new concrete foundation. Within five (5) days of installation, the structural engineer will inspect and approve the cribbing as constructed. If the cribbing is to be relocated or altered at any time during the construction of the foundation, the structural engineer shall

create and approve a new cribbing plan. The structural engineer shall re-inspect and re-approve the cribbing within five (5) days of any relocation or alteration to the cribbing.

5. Historic buildings which are lifted must be returned to the completed foundation within 45 days of lifting the building. Failure to do so will be a violation of the Preservation Plan and enforcement action through the financial guarantee for historic preservation could take place. The Planning Director may make a written determination to extend this period up to 30 additional days if, after consultation with the Historic Preservation Planner, Chief Building Official, and City Engineer, he determines that it is necessary based upon the need to immediately stabilize an existing Historic property, or specific site conditions such as access, or lack thereof, exist, or in an effort to reduce impacts on adjacent properties.
6. The Preservation Plan must include a review and stamp by a licensed and registered structural engineer on the proposed cribbing or shoring methods. If the contractor makes a revision to the cribbing or shoring plan, the structural engineer must approve the change in writing. Cribbing or shoring must be of engineered materials. Screw-type jacks for raising and lowering the building are not allowed. The owner (or through its agent or the contractor) is responsible for notifying the Planning Department if changes are made.

Exhibits:

Exhibit A – HPB Demolition Review Checklist

Exhibit B – Intensive Level Survey Form

Exhibit C – Park City Historic Sites Inventory (HSI) Form

Exhibit D – Historic District Design Review Physical Conditions Report

Exhibit E – Historic District Design Review Historic Preservation Plan

Exhibit F – Historic District Design Review Historic Preservation Plan Supplemental Information

Exhibit G – Historic District Design Review Existing Plans and Supplemental Information

Exhibit A: HPB Demolition Review Checklist

Historic Preservation Board Material Deconstruction Review Checklist:

1. Routine Maintenance (including repair or replacement where there is no change in the design, materials, or general appearance of the elements of the structure or grounds) does not require Historic Preservation Board Review (HPBR).
2. The material deconstruction is required for the renovation, restoration, or rehabilitation of the building, structure, or object.
3. Proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.
4. The proposed scope of work mitigates any impacts that will occur to the visual character of the neighborhood where material deconstruction is proposed to occur; any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property; any impact that will occur to the architectural integrity of the buildings, structures, or objects located on the property; and any impact that will compromise the structural stability of the historic building.
5. The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels.
6. Any addition to a Historic Building, Site, or Structure has been found to be non-contributory to the historic integrity or historical significance of the structure or site.

Exhibit B - Intensive Level Survey Form

HISTORIC SITE FORM

UTAH STATE HISTORIC PRESERVATION OFFICE

(10-91)

1 IDENTIFICATION

Name of Property: **George Stonebraker House**

Address: **1333 Park Avenue**

Twtnshp

Range

Section:

City, County: **Park City, Summit, Utah**

UTM:

Current Owner Name: **Park City Municipal Corporation**

USGS Map Name & Date: **Park City West**

Current Owner Address: **PO Box 1480**

Quad/2011

Park City, UT 84068-1480

Tax Number: **SA-273-X**

Legal Description (include acreage): **see continuation sheet**

2 STATUS/USE

Property Category

☒ building(s)

☐ structure

☐ site

☐ object

Evaluation

☒ eligible/contributing

☐ ineligible/non-contributing

☐ out-of-period

Use

Original Use: **single dwelling**

Current Use: **single dwelling**

3 DOCUMENTATION

Photos: Dates

☒ digital: **Nov. 2013 (3)**

☒ prints: **2006, 1995**

☐ historic:

Drawings and Plans

☐ measured floor plans

☐ site sketch map

☐ Historic American Bldg. Survey

☐ original plans available at:

☒ other: **survey, 8/20/2004**

Research Sources (check all sources consulted, whether useful or not)

☒ abstract of title

☐ tax card & photo

☐ building permit

☐ sewer permit

☒ Sanborn Maps

☐ obituary index

☐ city directories/gazetteers

☒ census records

☐ biographical encyclopedias

☒ newspapers

☒ city/county histories

☐ personal interviews

☐ USHS History Research Center

☒ USHS Preservation Files

☐ USHS Architects File

☐ LDS Family History Library

☒ local library: **Park City Museum**

☐ university library(ies):

Bibliographical References (books, articles, interviews, etc.)

Attach copies of all research notes, title searches, obituaries, and so forth.

Boutwell, John Mason and Lester Hood Woolsey. *Geology and Ore Deposits of the Park City District, Utah*. White Paper, Department of the Interior, United States Geological Survey. Washington: Government Printing Office, 1912.

Carter, Thomas and Peter Goss. *Utah's Historic Architecture, 1847-1940*. Salt Lake City: Center for Architectural Studies, Graduate School of Architecture, University of Utah and Utah State Historical Society, 1988.

Hampshire, David, Martha Sonntag Bradley and Allen Roberts. *A History of Summit County*. Coalville, UT: Summit County Commission, 1998.

National Register of Historic Places. Park City Main Street Historic District. Park City, Utah, National Register #79002511.

Peterson, Marie Ross and Mary M. Pearson. *Echoes of Yesterday: Summit County Centennial History*. Salt Lake City: Daughters of Utah Pioneers, 1947.

Pieros, Rick. *Park City: Past & Present*. Park City: self-published, 2011.

Randall, Deborah Lyn. *Park City, Utah: An Architectural History of Mining Town Housing, 1869 to 1907*. Master of Arts thesis, University of Utah, 1985.

Ringholz, Raye Carleson. *Diggings and Doings in Park City: Revised and Enlarged*. Salt Lake City: Western Epics, 1972.

Ringholz, Raye Carleson and Bea Kummer. *Walking Through Historic Park City*. Self-published, 1984.

Thompson, George A., and Fraser Buck. *Treasure Mountain Home: Park City Revisited*. Salt Lake City: Dream Garden Press, 1993.

4 ARCHITECTURAL DESCRIPTION

Building Style/Type: hall-parlor type No. Stories: 1
Foundation Material: concrete Wall Material(s): narrow wood clapboard siding

Additions: none minor x major (describe below) Alterations: none minor x major (describe below)

Number of associated outbuildings 0 and/or structures 0.

Briefly describe the principal building, additions or alterations and their dates, and associated outbuildings and structures. Use continuation sheets as necessary.

1333 Park is a hall-parlor type house that has been modified, likely done during the historic era. The hall-parlor is one of the three main house types built during the historic Park City mining era, and is the earliest of the three, occurring mostly during the beginning of that period. Sanborn maps show that an addition was made on the south corner of the building and several other areas filled in or built out sometime between 1907 and 1929. These occurred in the historic period, though it appears from photographs that the rear porch may have been built in since the 1941 map was drawn. The house was also raised slightly to make room for a concrete foundation. The side gable roof is sheathed with composition shingles and has a small gable projecting from the front to cover the porch. The house is clad with narrow wood clapboard siding. The windows are flanking the centered door and are double-hung sash type windows. The door is a wood frame and panel door and has a wood screen door in front of it. The porch is made of concrete and the roof covering it is supported by square wood posts. A simple railing stretches from the house to the posts. The overall form and materiality of the building remains intact and the building retains its historic value.

5 HISTORY

Architect/Builder: unknown

Date of Construction: c. 1914

Historic Themes: Mark themes related to this property with "S" or "C" (S = significant, C = contributing).
(see instructions for details)

<u> </u> Agriculture	<u> </u> Economics	<u>C</u> Industry	<u> </u> Politics/ Government
<u>C</u> Architecture	<u> </u> Education	<u> </u> Invention	<u> </u> Religion
<u> </u> Archeology	<u> </u> Engineering	<u> </u> Landscape Architecture	<u> </u> Science
<u> </u> Art	<u> </u> Entertainment/ Recreation	<u> </u> Law	<u> </u> Social History
<u> </u> Commerce	<u> </u> Ethnic Heritage	<u> </u> Literature	<u> </u> Transportation
<u> </u> Communications	<u> </u> Exploration/ Settlement	<u> </u> Maritime History	<u>C</u> Other: Mining
<u> </u> Community Planning & Development	<u> </u> Health/Medicine	<u> </u> Military	
<u> </u> Conservation		<u> </u> Performing Arts	

Write a chronological history of the property, focusing primarily on the original or principal owners & significant events. Explain and justify any significant themes marked above. Use continuation sheets as necessary.

A house appears on this lot on the 1907 Sanborn Insurance Map, but the differences between that house and the house shown on the 1929 map are major enough that this is believed to be a new construction, though this is not confirmed. The house was purchased from the Ontario Mining Company in 1905 by J.L. Sweat. John Lewis Sweat appears on the 1900 census, living with his parents on Park Avenue at that time. He was 18 in that year, and worked as a railroad laborer. No other information could be found on him. He sold it in 1907 to Rasmus Johnson.

Rasmus Johnson appears on the 1900 census for Oakley, Utah. He lived there with his wife Gustine, and their three children, and worked as a farmer. He and his wife were born in Norway and came to the U.S. in 1872. It is unknown if they ever lived in this house. It was sold in 1909 to George Stonebraker.

George Stonebraker is the first known occupant of this house. He appears on the 1910 and 1920 censuses, living in this house with his wife Carrie and their two daughters. George worked as both a millman, in 1910, and also as an auto mechanic in 1920. He was also appointed motor inspector for Park City in 1926. He and his family lived in Park City from 1908 until 1942, though they sold this house in 1925 to Albert Carter.

Albert Carter appears on the 1930 and 1940 censuses, living in this house with his wife Cecilia, and their three daughters. Albert worked as a carpenter for a silver mine. No other information could be found on him. He owned the house until 1946. The house has changed hands several times, and is currently owned by the Park City Municipal Corporation.

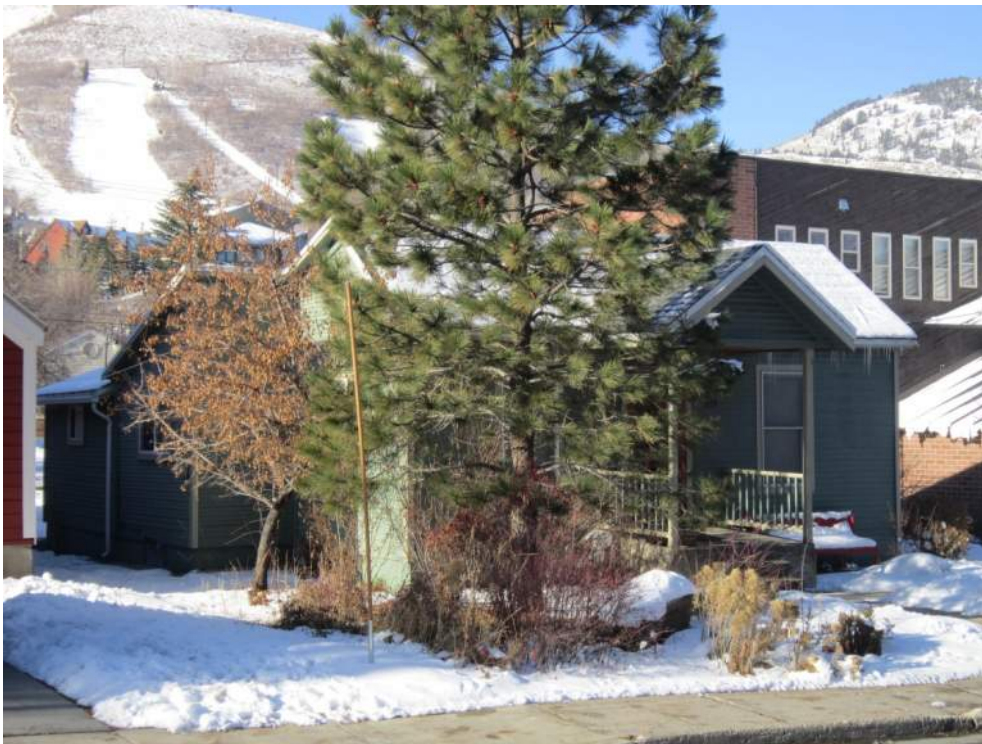
Legal Description (include acreage): **BEG AT PT WH IS S 54*01' W 329 FT & S 35*59' E 325 FT FROM NE COR BLK 24 SNYDERS ADDITION PARK CITY; RUN TH S 35*59' E 39.8 FT; TH S 54*01' W ALONG A FENCE LINE 150 FT; TH N 35*59' W 49.8 FT TO A WOOD FENCE; TH N 54*01' E ALONG SD WOOD FENCE 150 FT; TH S 35*59' E 10 FT TO THE PT OF BEG CONT 7470 SQ FT; ALSO BEG AT A PT WH IS 54*01' E 350 FT & S 35*59' E 222 FT FROM THE NW COR OF BLK 24 SNYDERS ADDITION SD PT ALSO BEING ON THE W'LY R/W LINE OF PARK AVE; RUN TH S 35*59' E ALONG SD R/W LINE 92.99 FT; TH S 54*01' W 150 FT; TH N 35*59' W 91.55 FT; TH N 53*28' E 150.1 FT TO THE PT OF BEG CONT 13.841 SQ FT M/L CONT 0.32 AC TOTAL 0.49 AC (SEE DECREE 293-67) 311-547 318-621-A 1873-734-735 (PARK CITY FIRE SERVICE DIST 1873-734-735 ASSUMED TO BE THE SAME AS PARK CITY FIRE PROTECTION DIST 318-621-A)**



1333 Park Avenue. Northeast oblique. November 2013.



1333 Park Avenue. East elevation. November 2013.



1333 Park Avenue. Southeast oblique. November 2013.

TITLE SEARCH FORM

[Obtain information from title abstract books at County Recorder's Office]

Address: 1333 Park Avenue

City: Park City, UT

Current Owner: Park City Municipal Corporation

Address: (see historic site form for address)

Tax Number: SA-273-X

Legal Description (include acreage): SA BK 24, 39.8'x150'x49.8'x150' parcel (see historic site form for complete legal description)

TRANSACTION DATES	GRANTOR (SELLER)	GRANTEE (BUYER)	TYPE OF TRANSACTION	DOLLAR AMOUNT	COMMENTS
11/14/1883	Geo. G. Snyder	Robert C. Chambers	W		
12/11/1902	3rd Dist. Court S. Co.	Ontario S. Mg. Co.	Decree		"Block 24"
12/16/1905	Ontario Silver Mg. Co.	J.L. Sweat	W.D.		
11/25/1907	John L. Sweat & wife	Rasmus C. Johnson	Q.C.D.		
7/28/1909	Rasmus C. Johnson	George W. Stonebroker	W.D.		
3/26/1925	George W. Stonebroker, et ux	Albert Carter	Q.C.D.		
4/3/1946	Albert Carter, et ux	Robert G. Buck, et ux	W.D.		
11/1/1956	Robert G. & Thelma J. Buck	Carl E. & Margie H. Smith	W.D.		
10/9/1984	Carl E. & Margie H. Smith	Park City Fire Protection Dist.	W.D.		
6/22/2007	Park City Fire Service Dist.	Park City Municipal Corp.	Sp. W.D.		

Researcher: John Ewanowski, CRSA Architecture

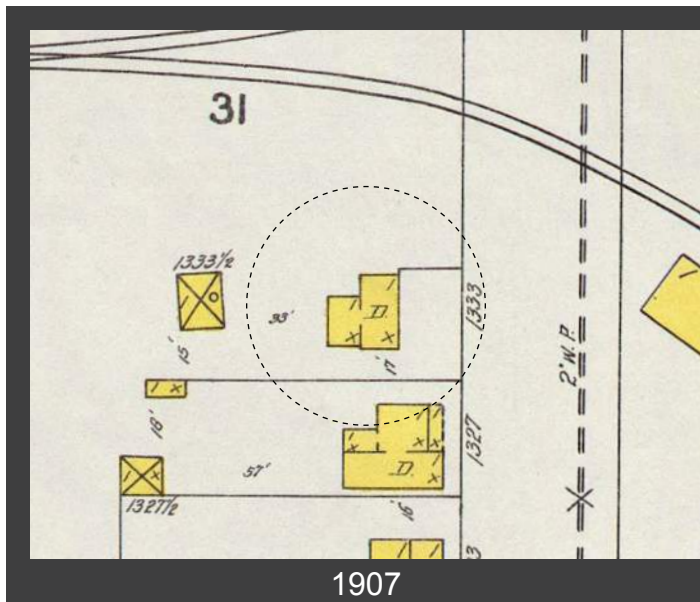
Date: 4/23/2014

Outside of extents of 1889 Sanborn

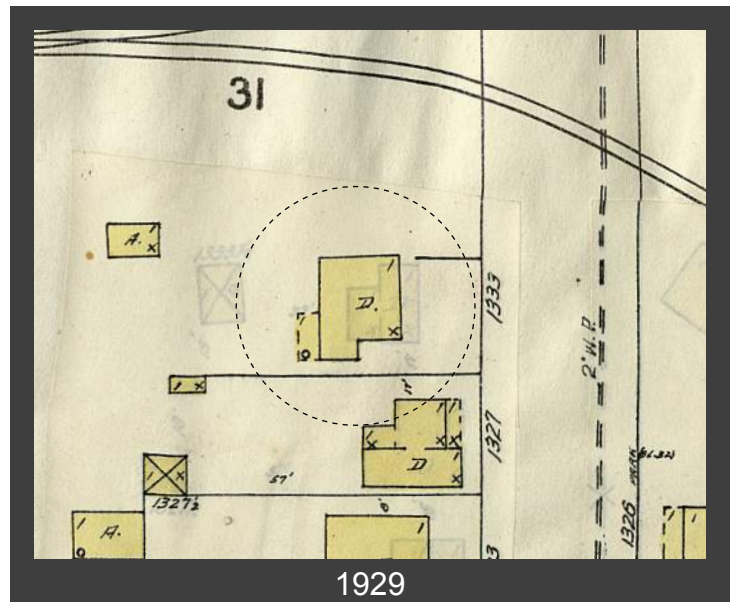
1889

Outside of extents of 1900 Sanborn

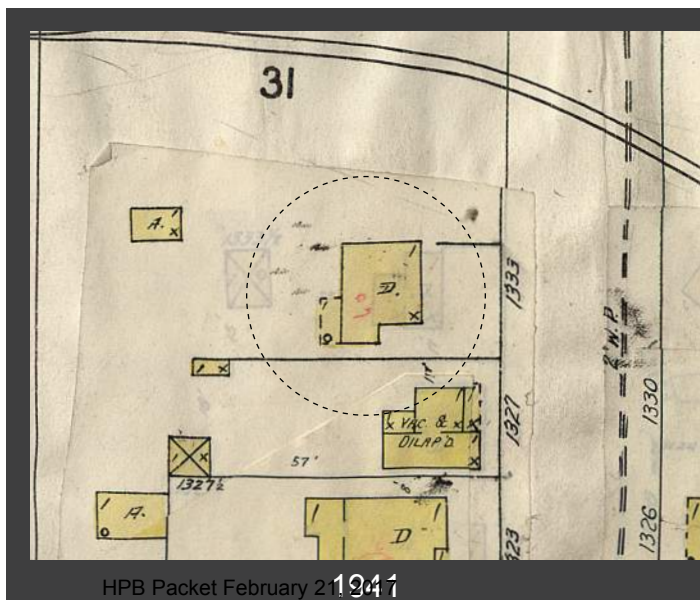
1900



1907



1929



HPB Packet February 21, 2011

Mr. Stonebraker Died After Lengthy Illness

George Stonebraker died Wednesday, Jan. 28, at the home of a daughter, Mrs. F. V. (Myrtle) Johnson, in Evanston, Wyoming, of a heart ailment, after a two year illness.

He was born July 19, 1888, in Hoytsville, to Joseph and Eliza Daniels Stonebraker. He married Caroline Johnson, March 17, 1907. She died February 18, 1936.

The family resided in Park City from 1908 to 1912, when he moved to Evanston to make his home.

While in Park City Mr. Stonebraker owned and operated the National Garage on Park Avenue, from 1915 to 1917.

In Evanston he was employed by the Union Pacific Railroad in the baggage department. He retired in 1952.

He was a charter member of Park City Kiwanis Club and a member of the LDS Church.

He is survived by two daughters, Mrs. F. V. (Myrtle) Johnson and Mrs. Max (Bonnie) Wilson, of Evanston; a son, William, Salt Lake City; a brother, Fred, Coalville, and 11 grandchildren.

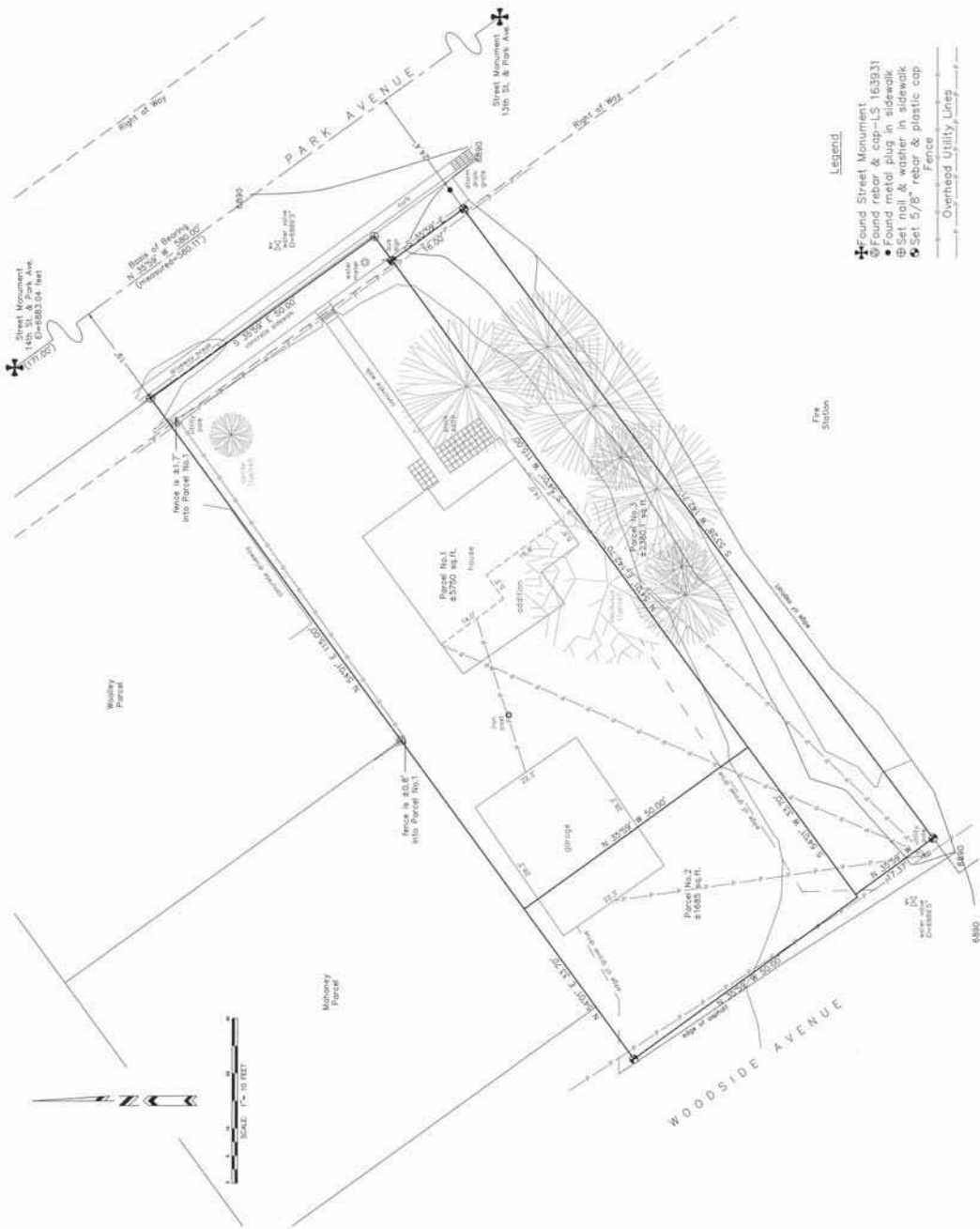
Funeral services were held in Evanston, at the Gilbert O. Bills Funeral Home, Saturday, Jan. 31, under the direction of Bishop Otto Kennedy.

Dedication of the grave in Evanston Cemetery by Frank Johnson.

The sincere sympathy of the many Park City friends is extended to the members of his family in their sorrow.

Park Record 2/5/1959

1359 Park Avenue A Portion of Block 24 Snyder's Addition to the Park City Survey



NARRATIVE

1. Survey requested by: Rich Serrysyk.
2. Purpose of survey: re-establish the deed description and locate the improvements and topographic relief.
3. Basis of survey: found Street Monuments as shown. Block dimensions from the Amended Park City Monument Control Map by Bush & Guggli, Inc. Recorded as Entry No. 197765 in the office of the Summit County Recorder. The elevation of the monument at the intersection of Park Avenue and 14th Street is 6883.04 feet.
4. Date of survey: July 21, 2004.
5. Property monuments set or found as shown.
6. Located in the Northwest Quarter of Section 16, Township 2 South, Range 4 East, Salt Lake Base & Meridian.
7. See the official plat of The Park City Survey and Snyder's Addition for other possible easements and restrictions.
8. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report.

LEGAL DESCRIPTIONS

- Parcel No. 1
Beginning at a point which is North 54°01' East 356.00 feet and South 35°59' East 156.00 feet from the Northwest corner of Block 24, Snyder's Addition to Park City, and running thence South 35°59' East 50.00 feet; thence South 54°01' West 115.00 feet; thence North 35°59' West 50.00 feet; thence North 54°01' East 115.00 feet to the point of beginning.
- Parcel No. 2
Beginning at a point which is North 54°01' East 356.00 feet and South 35°59' East 156.00 feet from the Northwest corner of Block 24, Snyder's Addition to Park City, said point also being on the Easterly right-of-way line of Park Avenue and running thence South 35°59' East 50.00 feet; thence South 54°01' West 33.70 feet; thence North 35°59' West 50.00 feet; thence North 54°01' East 33.70 feet to the point of beginning.
- Parcel No. 3
Beginning at a point which is North 54°01' East 350.60 feet and South 35°59' East 206.00 feet from the Northwest corner of Block 24, Snyder's Addition to Park City, said point also being on the Easterly right-of-way line of Park Avenue and running thence South 35°59' East along said Easterly right-of-way line 16.00 feet to a fence line; thence South 53°28' West along said fence line 142.71 feet; thence North 35°59' West 17.53 feet; thence North 54°01' East 142.70 feet to the point of beginning.

SURVEYOR'S CERTIFICATE

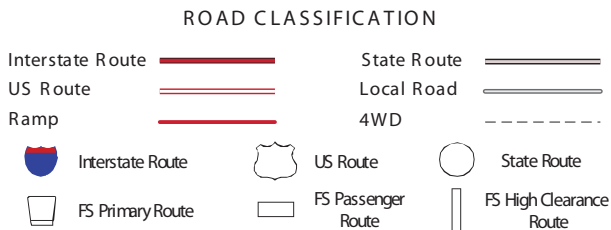
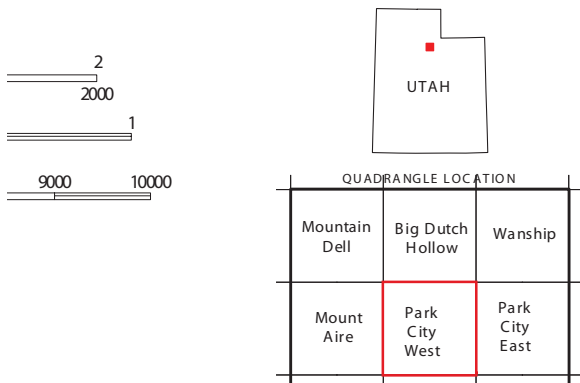
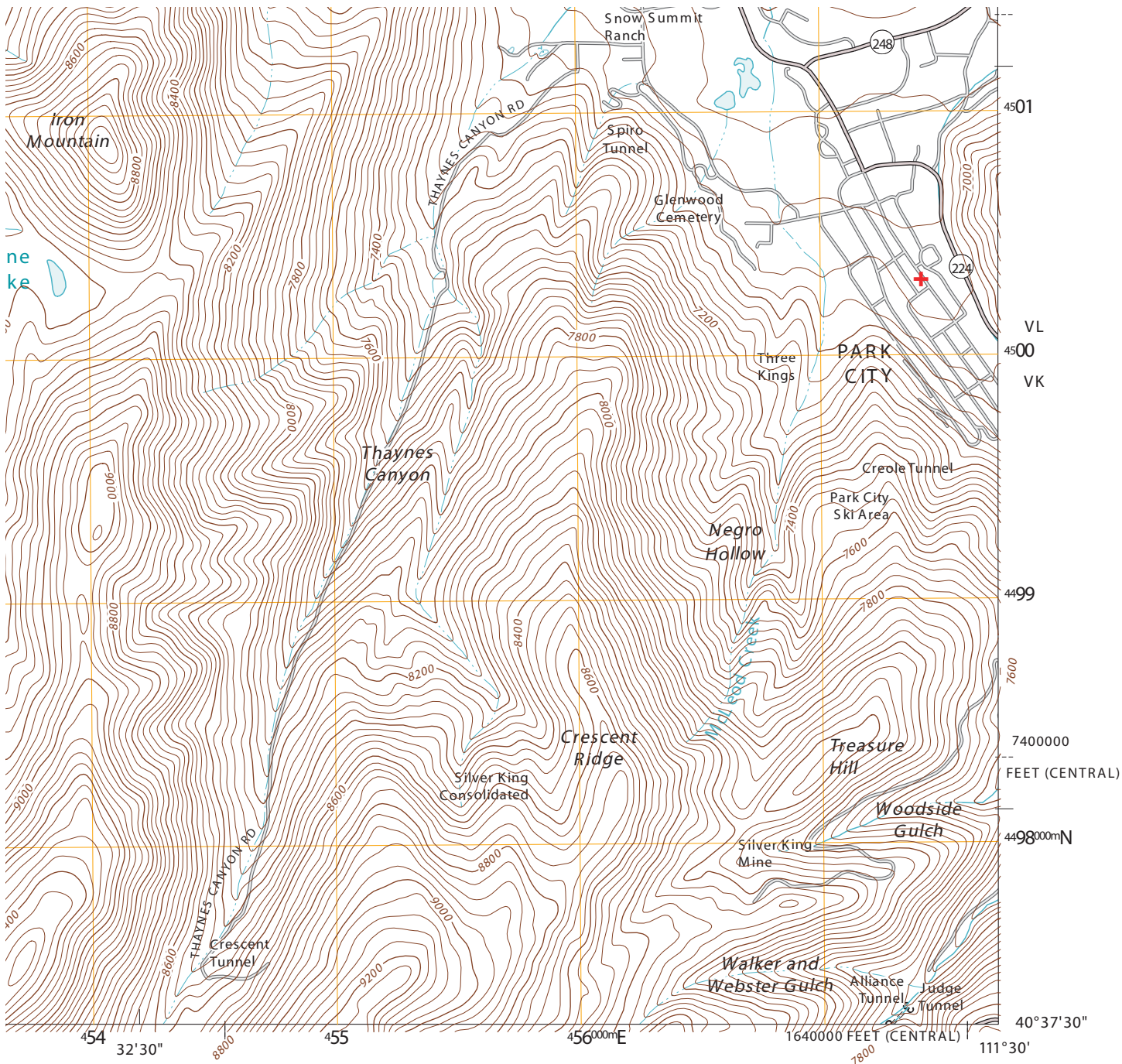
I, J.D. Galey, a Registered Land Surveyor as prescribed by the laws of the State of Utah and holding License No. 359005, do hereby certify that I have supervised a survey of the hereon described property and that this plat is a true representation of said survey.



J.D. Galey, L.S. 359005
Date 8/20/04

Alpine Survey, Inc.
19 Prospect Drive
Park City, Utah 84060
(435) 655-8016

54000599.12 8/20/04 16:00:00
THIS SET OF PLATS WAS PREPARED BY ME
OR UNDER MY CLOSE PERSONAL SUPERVISION
AND I AM A LICENSED SURVEYOR



Check with local Forest Service unit for current travel conditions and restrictions.

+ location on USGS Park City West 1:24000 Quadrangle Map (2011)

Exhibit C - Historic Sites Inventory Form

HISTORIC SITE FORM - HISTORIC SITES INVENTORY

PARK CITY MUNICIPAL CORPORATION (10-08)

1 IDENTIFICATION

Name of Property:

Address: 1333 Park Avenue

AKA: 1327 Park Avenue

City, County: Park City, Summit County, Utah

Tax Number:

Current Owner Name:

Parent Parcel(s):

Current Owner Address:

Legal Description (include acreage):

2 STATUS/USE

Property Category

- ☒ building(s), main
- ☐ building(s), attached
- ☐ building(s), detached
- ☐ building(s), public
- ☐ building(s), accessory
- ☐ structure(s)

Evaluation*

- ☐ Landmark Site
- ☒ Significant Site
- ☐ Not Historic

Reconstruction

- Date:
- Permit #:
- ☐ Full ☐ Partial

Use

- Original Use: Residential
- Current Use: Residential

*National Register of Historic Places: ☒ ineligible ☐ eligible
☐ listed (date:)

3 DOCUMENTATION

Photos: Dates

- ☐ tax photo:
- ☒ prints:
- ☐ historic: c.

Drawings and Plans

- ☐ measured floor plans
- ☐ site sketch map
- ☐ Historic American Bldg. Survey
- ☐ original plans:
- ☐ other:

Research Sources (check all sources consulted, whether useful or not)

- ☐ abstract of title
- ☐ tax card
- ☐ original building permit
- ☐ sewer permit
- ☒ Sanborn Maps
- ☐ obituary index
- ☐ city directories/gazetteers
- ☐ census records
- ☐ biographical encyclopedias
- ☐ newspapers
- ☒ city/county histories
- ☐ personal interviews
- ☐ Utah Hist. Research Center
- ☐ USHS Preservation Files
- ☐ USHS Architects File
- ☐ LDS Family History Library
- ☐ Park City Hist. Soc/Museum
- ☐ university library(ies):
- ☐ other:

Bibliographical References (books, articles, interviews, etc.) Attach copies of all research notes and materials.

Blaes, Dina & Beatrice Lufkin. "Final Report." Park City Historic Building Inventory. Salt Lake City: 2007.

Carter, Thomas and Goss, Peter. *Utah's Historic Architecture, 1847-1940: a Guide*. Salt Lake City, Utah:

University of Utah Graduate School of Architecture and Utah State Historical Society, 1991.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1998.

Roberts, Allen. "Final Report." Park City Reconnaissance Level Survey. Salt Lake City: 1995.

Roper, Roger & Deborah Randall. "Residences of Mining Boom Era, Park City - Thematic Nomination." National Register of Historic Places Inventory, Nomination Form. 1984.

4 ARCHITECTURAL DESCRIPTION & INTEGRITY

Building Type and/or Style: Hall-parlor type

No. Stories: 1

Additions: ☐ none ☐ minor ☒ major (describe below) Alterations: ☐ none ☐ minor ☒ major (describe below)

Number of associated outbuildings and/or structures: ☐ accessory building(s), # ____; ☐ structure(s), # ____.

General Condition of Exterior Materials:

Researcher/Organization: Preservation Solutions/Park City Municipal Corporation Date: 12-2008

☒ Good (Well maintained with no serious problems apparent.)

☐ Fair (Some problems are apparent. Describe the problems.):

☐ Poor (Major problems are apparent and constitute an imminent threat. Describe the problems.):

☐ Uninhabitable/Ruin

Materials (The physical elements that were combined or deposited during a particular period of time in a particular pattern or configuration. Describe the materials.):

Foundation: Concrete.

Walls: Narrow wooden siding.

Roof: Gable roof form with rear shed extensions sheathed in asphalt shingle.

Windows/Doors: Double-hung sash type.

Essential Historical Form: ☒ Retains ☐ Does Not Retain, due to:

Location: ☒ Original Location ☐ Moved (date _____) Original Location:

Design (The combination of physical elements that create the form, plan, space, structure, and style. Describe additions and/or alterations from the original design, including dates--known or estimated--when alterations were made): The one-story frame hall-parlor house appears to have been altered, but the alterations may have occurred during the period of historic significance. The 1907 Sanborn Insurance map shows a simple hall-parlor type house with rear addition (likely a shed addition). By 1995, the house was raised on a concrete foundation, clad in narrow wooden siding and included a small projecting entry porch with gable roof supported by square columns. The siding and concrete suggest that the original hall-parlor was raised slightly to accommodate the foundation and new siding was applied. Modifying existing houses rather than demolishing and building new is a common tradition in the development history of Park City. The narrow wooden siding was commonly used on homes in Park City during the early 20th century. Additional research should be conducted to determine when the alterations were made. If they were made during the period of historic significance, then this site should be re-evaluated for to determine if it meets the criteria for designation as a Landmark Site. The changes affect the site's original design integrity, but not significantly.

Setting (The physical environment--natural or manmade--of a historic site. Describe the setting and how it has changed over time.): The setting does not appear to have been significantly modified over time.

Workmanship (The physical evidence of the crafts of a particular culture or people during a given period in history. Describe the distinctive elements.): Much of the physical evidence from the period that defines the typical Park City mining era home has been altered and, therefore, lost. Additional research should be conducted on this site to determine when the alterations were made.

Feeling (Describe the property's historic character.): The physical elements of the site, in combination, convey a sense of life in a western mining town of the late nineteenth and early twentieth centuries.

Association (Describe the link between the important historic era or person and the property.): The Hall-Parlor house form is the earliest type to be built in Park City and one of the three most common house types built in Park City during the mining era; however, the extent of the alterations to the main building diminishes its association with the past.

The extent and cumulative effect of alterations to the site render it ineligible for listing in the National Register of Historic Places. The site, however, retains its essential historical form and meets the criteria set forth in LMC Chapter 15-11 for designation as a Significant Site. Additional research should be conducted to determine when the alterations were made to this site. If they are found to have been completed during the period of historic significance, the site may be re-evaluated for designation as a Landmark Site.

5 SIGNIFICANCE

Architect: ☒ Not Known ☐ Known: (source:)

Date of Construction: c. 1905

Builder: ☒ Not Known ☐ Known: (source:)

The site must represent an important part of the history or architecture of the community. A site need only be significant under one of the three areas listed below:

1. Historic Era:

- ☐ Settlement & Mining Boom Era (1868-1893)
- ☒ Mature Mining Era (1894-1930)
- ☐ Mining Decline & Emergence of Recreation Industry (1931-1962)

Park City was the center of one of the top three metal mining districts in the state during Utah's mining boom period of the late nineteenth and early twentieth centuries, and it is one of only two major metal mining communities that have survived to the present. Park City's houses are the largest and best-preserved group of residential buildings in a metal mining town in Utah. As such, they provide the most complete documentation of the residential character of mining towns of that period, including their settlement patterns, building materials, construction techniques, and socio-economic make-up. The residences also represent the state's largest collection of nineteenth and early twentieth century frame houses. They contribute to our understanding of a significant aspect of Park City's economic growth and architectural development as a mining community.¹

2. Persons (Describe how the site is associated with the lives of persons who were of historic importance to the community or those who were significant in the history of the state, region, or nation):

3. Architecture (Describe how the site exemplifies noteworthy methods of construction, materials or craftsmanship used during the historic period or is the work of a master craftsman or notable architect):

6 PHOTOS

Digital color photographs are on file with the Planning Department, Park City Municipal Corp.

Photo No. 1: East elevation. Camera facing west, 2006.

Photo No. 2: Southeast oblique. Camera facing northwest, 1995.

¹ From "Residences of Mining Boom Era, Park City - Thematic Nomination" written by Roger Roper, 1984.





Exhibit D - Historic District Design Review Physical Conditions Report



PHYSICAL CONDITIONS REPORT

For Use with the *Historic District Design Review (HDDR)* Application

For Official Use Only

PLANNER: HANNAH M. TILER APPLICATION #: PL-16-03378
DATE RECEIVED: 11/15/2016

PROJECT INFORMATION

NAME: _____
ADDRESS: 1333 Park Avenue
Park City, UT 84060

TAX ID: none OR
SUBDIVISION: Snyders Addition to Park City OR
SURVEY: _____ LOT #: _____ BLOCK #: 24
HISTORIC DESIGNATION: ☐ LANDMARK ☒ SIGNIFICANT ☐ NOT HISTORIC

APPLICANT INFORMATION

NAME: Craig Elliott
MAILING: P.O. Box 3419
ADDRESS: Park City, UT 84060

PHONE #: (435) 649 - 0092 FAX #: () -
EMAIL: celliot@elliottworkgroup.com

APPLICANT'S REPRESENTATIVE INFORMATION

NAME: Johanna Monson
PHONE #: (435) 649 - 0092
EMAIL: jmonson@elliottworkgroup.com

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

NOV 15 2016

ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that my application is not deemed complete until a Project Planner has reviewed the application and has notified me that it has been deemed complete.

I will keep myself informed of the deadlines for submission of material and the progress of this application. I understand that a staff report will be made available for my review three days prior to any public hearings or public meetings. This report will be on file and available at the Planning Department in the Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization with the study.

Signature of Applicant: _____

Name of Applicant: _____

Mailing _____

Address: _____

Craig Elliott

P.O.Box 3419

Park City, UT 84060

Phone #: _____

(435) 649 - 0092

Fax #: () -

Email: _____

celliot@elliottworkgroup.com

Type of Application: _____

AFFIRMATION OF SUFFICIENT INTEREST

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action. I further affirm that I am aware of the City policy that no application will be accepted nor work performed for properties that are tax delinquent.

Name of Owner: _____

Park City Municipal Corporation

Mailing Address: _____

P.O. Box 1480

Park City, UT 84060

Street Address/ Legal _____

1333 Park Avenue

Description of Subject Property: _____

Park City, UT 84060

Signature: _____

Date: _____

1. If you are not the fee owner attach a copy of your authorization to pursue this action provided by the fee owner.
2. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership
4. If a Home Owner's Association is the applicant than the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

Please note that this affirmation is not submitted in lieu of sufficient title evidence. You will be required to submit a title opinion, certificate of title, or title insurance policy showing your interest in the property prior to Final Action.

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

NOV 15 2016

SAMPLE PHYSICAL CONDITIONS REPORT

This sample is based on the residence located at 664 Woodside Ave.

Sample Detailed Description of Existing Conditions:

7. Porches

Use this section to describe the porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Front Porch (East Facade)

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of construction: 1930s

Describe existing feature:

Based on evidence from Sanborn Maps and historic tax photographs, the L-shaped front porch is an extension of the original 1905 porch and was constructed sometime in the 1930s. The square railings and square balustrades, square porch posts, porch ceiling, roof structure, and square horizontal members are all made of painted wood. The decking material is poured concrete. The roof of the porch is a shed roof and the roof material is standing seam metal. The porch is located on the east facade, wraps along the south facade, and continues to the west facade. The railing and balustrades break at the front entrance door, at the south end of the east facade, and at the side entrance which is centered on the south facade. The porch is flush with the existing grade on the east facade. The porch is very un-ornamental with no brackets or other decorative features.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Several of the wood porch posts and horizontal members have been replaced. The new wood porch posts and horizontal members are unpainted. The remaining historic wood railings and balustrades, porch posts, porch ceiling, roof structure, and horizontal members are missing paint. The fascia board at the connection between the east facade gable and porch roof is rotted and damaged. Wires are hanging/detached near the east facade gable and porch roof connection on the east facade. The flashing between the main roof and the porch roof is showing signs of rust.

Photo Numbers: 1, 2, 3, 4, 5, 6, 7, 9, 12, 13

Illustration Numbers: 7a

Multiple photos provide detailed documentation of existing features and any deficiencies.

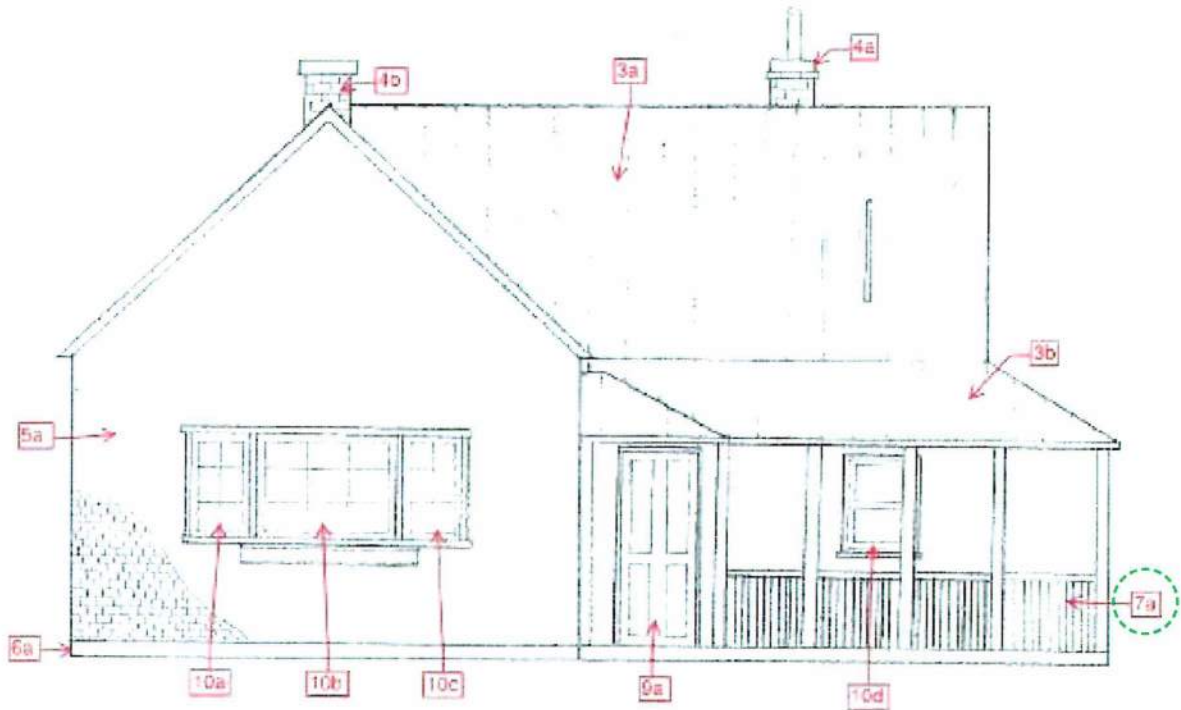
Number corresponding to the illustration on the following page.

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

NOV 15 2016

SAMPLE ILLUSTRATION

East Facade:



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

NOV 15 2016

SAMPLE PHOTO DOCUMENTATION SHEET

Photo #1: East Elevation



Photo #2: East Elevation Porch Ceiling and Support Structure Detail



NOV 15 2016

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

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If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

PHYSICAL CONDITIONS REPORT

Detailed Description of Existing Conditions. Use this page to describe all existing conditions. Number items consecutively to describe all conditions, including building exterior, additions, site work, landscaping, and new construction. Provide supplemental pages of descriptions as necessary for those items not specifically outlined below.

1. Site Design

This section should address landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use as many boxes as necessary to describe the physical features of the site. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Landscape and Site**

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of construction: _____

Describe existing feature:

The site has a slope of 6" from East to West with no retaining walls or fences. An asphalt driveway is found on the West side of the parcel.
Landscape areas with bushes and flowers are located in the North, South and East side of the House, with an evergreen tree in the main entrance area.
Concrete stairs are located in the front porch of the house (East side of house) and back door (West side of the house).

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: **7** Illustration Numbers: _____

NOV 15 2016

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

2. Structure

Use this section to describe the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Wood Frame**

This involves:

- ☒ An original part of the building
☒ A later addition

Estimated date of construction: **1905**

Describe existing feature:

The Original one story frame Hall-Parlor type house and first addition (Shed addition) is made of light frame construction; wood frame walls, floor joists and roof rafters. By 1995, the house was raised on a concrete foundation. Additional steel beams and wood columns were added under the floor joists to keep the integrity of the wood frame system, in an unfinished basement area where the mechanical system is located.

The second addition of the house, on the West side, is made of light wood framing system; wood walls, roof rafters and wood floor joist over slab on grade concrete. A small difference of height on the floor can be noticed inside the house. No data is found of the construction of this addition but it was probably during a period of non historical significance.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The structure of the Original house is compromised by the raised concrete foundation. The new steel beams under the floor are supported by wood columns with no structural attachments to it and placed over the concrete slabs in the basement.

Photo Numbers: **1,2,3,4,10,11**

Illustration Numbers: **5a,5b,6a,6b,6c,6d**

NOV 15 2016

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

3. Roof

Use this section to describe the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Roof System**

This involves: ☒ An original part of the building
☒ A later addition

Estimated date of construction: _____

Describe existing feature:

The house has a light wood frame system with wood rafters through out the building. The historic double pitched gable roof was modified by adding a gable roof over the entrance area and the roof line was altered to accommodate the first historic shed addition of the house. On the West side of the house a non-historic structure was added by connecting the historic roof with a new double pitch roof. The historic gable roof is at 9:12 pitch with a 4 1/2:12 pitch over the first historic shed addition. The original shingles have been replace with asphalt shingles and heat tape. One gutter and downspout is found on the south side of the house. The eaves are square cut rafter tails with metal fascia and wood soffit. A Brick chimney flue is located in the south-east corner of the original house.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: 1,2,3,4

Illustration Numbers: 1a,2a,2b

NOV 15 2016

4. Chimney

Use this section to describe any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Chimney**

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of construction: _____

Describe existing feature:

A brick chimney is found at the South-east corner of the original house. The chimney runs from the basement where it is use as ventilation for the mechanical equipment, through the main level and the roof.
No evidence of the original chimney on the main level is found.
The exterior brick of the chimney has been repair and a metal flue added inside it with metal cap at the end of it.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The chimney serves as a ventilation flue, not as a chimney as original intended.

Photo Numbers: **8, 12**

Illustration Numbers: _____

NOV 15 2016

5. Exterior Walls

Use this section to describe exterior wall construction, finishes, and masonry. Be sure to also document other exterior elements such as porches and porticoes separately. Must include descriptions of decorative elements such as corner boards, fascia board, and trim. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Original exterior walls**

This involves: ☒ An original part of the building ☐ A later addition Estimated date of construction: **1905**

Describe existing feature:

The original hall-parlor house with first addition (shed addition) has a clad in narrow horizontal wood lap siding with 4" vertical wood trim. Also a 9" top and bottom board is found on the siding.

The original facade presents two historic double hung windows with wood framing. All side windows are sliders with wood trim.

A height louver window is located on the north side of the house, possible to vent the new attic area created by the interior vermiculite ceiling in the front room.

Five openings are located on the concrete foundation to give ventilation and light to the basement.

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The North and South facade presents slider windows that do not represent the original architectural proportion of the era.

Photo Numbers: **1,2,4** Illustration Numbers: **1a, 2a, 4a**

NOV 15 2016

Element/Feature: **Addition walls**

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of construction: _____

Describe existing feature:

The second addition of the hall-parlor house has horizontal wood lap siding with 4" vertical wood trim and 9" top and bottom boards. The horizontal wood lap siding on the second addition walls are slightly bigger than the ones on the original side of the house, indicating a different time of construction.

The windows on the North and South facade are horizontal sliders and the window on the West facade is a new double hung. All doors and windows have wood trim around them.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The North and South facade presents slider windows that do not represent the original architectural proportion of the era.

Photo Numbers: **2,3,4**

Illustration Numbers: **2b, 3a, 4b**

NOV 15 2016

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Element/Feature: _____

This involves: ☐ An original part of the building
☐ A later addition

Estimated date of construction: _____

Describe existing feature:

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

6. Foundation

Use this section to describe the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Foundation**

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of construction: **1995**

Describe existing feature:

By 1995 the house was raised on a concrete foundation that accommodates an unfinished basement where all mechanical systems are located.
The concrete foundation is located under all exterior walls as well as under the transition of the second addition. Concrete slabs are use in the basement to support new structural columns.
No perimeter foundation drainage is found.
Five small openings that work as windows with clear cover give light and ventilation to the Basement.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The structure of the Original house is compromise by the raised concrete foundation. The new steel beams under the floor are supported by wood columns with no structural attachments to it and place over the concrete slabs in the basement.

Photo Numbers: **9,10,11,12**

Illustration Numbers: **5a**

NOV 15 2016

7. Porches

Use this section to describe the porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Front Porch (East Elevation)**

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of construction: _____

Describe existing feature:

Based on evidence from the 1907 Sanborn Maps, the front porch was a later addition of the original house. The front porch is a small projecting entry porch with gable roof supported by square wood columns. The 4"x4" columns support the wood railing and vertical wood guard. The gable roof has a flat tongue and groove wooden ceiling at 8' above the concrete entrance.

Concrete steps and entrance that slope away from the house are connected to the existing house floor with a 1"x1" piece of wood.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The concrete steps and entry are from a later addition and were never well connected to the existing wood floor of the house. There is a gap of about 1" in between. The slope of the concrete entrance is greater than permitted.

Photo Numbers: **1,5,6**

Illustration Numbers: **1b,6a**

NOV 15 2016

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

8. Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Mechanical System**

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of construction: **1995**

Describe existing feature:

The mechanical system of the house has been updated with modern machines. The water heater and Furnace are located in the basement. All vent systems run through the basement ceiling and then vertical through the walls or brick chimney.

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The brick chimney that was used in the original house as a heating element is now use as vertical vent.

There are no signs of the old chimney on the main space. The brick flue is cover by wood paneling.

Photo Numbers: **10,11,12**

Illustration Numbers: **5b,6e**



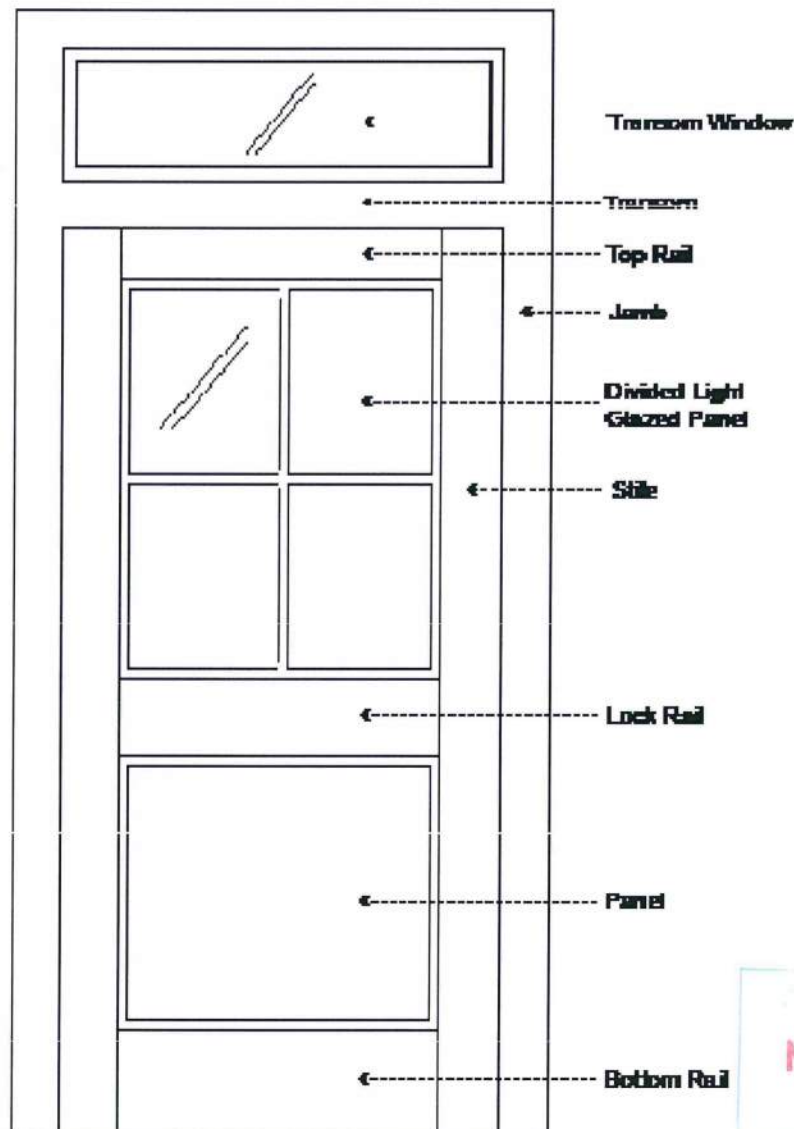
If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

9. Door Survey

Basic Requirements

1. All door openings on the exterior of the structure should be assigned a number and described under the same number in the survey form. Doors in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each exterior door in detail, referring to specific parts of the door. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the door unit and associated trim. Broken glass and normal wear and tear are not necessarily grounds for approving replacement.
4. The condition of each door should be documented based on the same criteria used to evaluate the condition of specific elements and features of the historic structure or site: Good, Fair, Poor.

Don't forget to address service, utility, and garage doors where applicable.



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Door Survey Form

Total number of door openings on the exterior of the structure: 2

Number of historic doors on the structure: 1

Number of existing replacement/non-historic doors: 1

Number of doors completely missing: 0

Please reference assigned door numbers based on the Physical Conditions Report.

Number of doors to be replaced: 2

Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Good		19,20	X
	Fair			
2	Good		21	
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

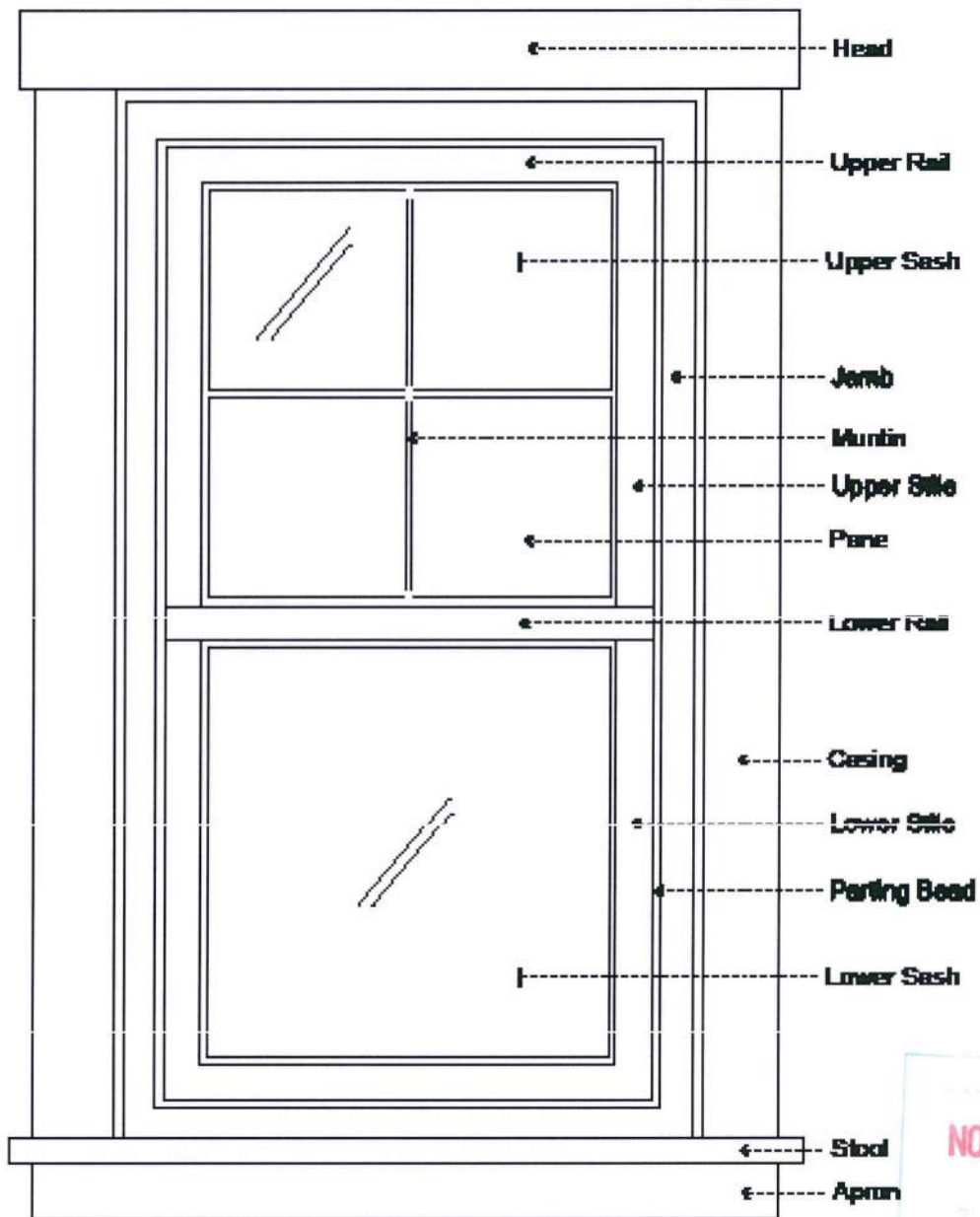
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If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

10. Window Survey

Basic Requirements

1. All window openings on the structure should be assigned a number and described under the same number in the survey form. Windows in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each window in detail, referring to specific parts of the window. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the window unit and associated trim. Broken glass and windows that are painted shut alone are not grounds for approving replacement.



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Window Survey Form

Total number of window openings on the exterior of the structure: 9

Number of historic windows on the structure: 2

Number of existing replacement/non-historic windows: 7

Number of windows completely missing: 0

Please reference assigned window numbers based on the Physical Conditions Report.

Number of windows to be replaced: 9

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
A	Good	Wooden double hung window	22	X
B	Good	Wooden double hung window	22	X
C	Good	Vinyl slider window	23	
D	Good	Vinyl slider window	24	
E	Good	Vinyl slider window	25	
F	Good	Vinyl double hung window	27	
G	Fair	Vinyl slider window	25	
H	Fair	Vinyl slider window	26	
I	Fair	Vinyl slider window	23	
	Fair			
	Fair			
	Fair			
	Fair			

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If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

11. Interior Photographs

Use this section to describe interior conditions. Provide photographs of the interior elevations of each room. (This can be done by standing in opposite corners of a square room and capturing two walls in each photo.)

Element/Feature: **Original Hall-Parlor House**

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of construction: **1905**

Describe existing feature:

The original hall-parlor house interior has been modify through the years. It has one large room at the front of the house with new vertical wood paneling in three walls, carpet and vermiculite flat ceiling. The windows on the East side are historic wood double hung windows and the two windows on the North and South of the room are vinyl slider windows, probably from a time of non historical significance. The brick chimney flue is furred in with wood paneling.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: **28**

Illustration Numbers: **6e**

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Element/Feature: **First Addition**

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of construction: _____

Describe existing feature:

The first addition (shed addition) of the house was build in a time of historical significance but the interior has been modify through the years.
We found two smaller rooms with flat ceilings. The rooms are finish with painted gypsum board in the wall and ceiling, wood baseboard and carpet.
In between them is located the only bathroom of the house. Consisting of a sink and toilet, no shower is located in the house.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: **29,30**

Illustration Numbers: **6f,6h**



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Element/Feature: **Second Addition**

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of construction: **1995**

Describe existing feature:

The second addition of the house, consist of two rooms on the West side of the house. Both rooms have vaulted ceiling with painted gypsum board in the walls and ceilings, carpet, and wood baseboards. One of the rooms has a door to the exterior and the stairs to the basement.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

Photo Numbers: **31,32**

Illustration Numbers: **6c**

NOV 15 2016

Element/Feature: _____

This involves: ☐ An original part of the building
☐ A later addition

Estimated date of construction: _____

Describe existing feature:

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

Photo Numbers: _____ Illustration Numbers: _____

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Supplemental Sheets

Supplemental Page ___ of ___

Supplemental pages should be used to describe any additional elements and features not previously described in this packet.

Element/Feature: **Utility system**

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of construction: _____

Describe existing feature:

All utility systems have been updated from the original house.
The electrical panel is located in the basement.
The gas and electric meter are located on the North exterior wall of the house.

Describe any deficiencies: Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The brick chimney that was used in the original house as a heating element is now use as vertical vent.

Photo Numbers: 17,18 Illustration Numbers: 2c,2d,6b

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If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Exhibit E - Historic District Design Review Historic Preservation Plan

PARK CITY MUNICIPAL CORPORATION
PLANNING DEPARTMENT
445 MARSAC AVE - PO BOX 1480
PARK CITY, UT 84060
(435) 615-5060



HISTORIC PRESERVATION PLAN

For Use with the *Historic District/Site Design Review Application*

For Official Use Only

PLANNER: HANNAH M. TYLER APPLICATION #: PL-16-03378
DATE RECEIVED: _____
PLANNING DIRECTOR _____ CHIEF BUILDING OFFICIAL _____
APPROVAL DATE/INITIALS: _____ APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☐ LANDMARK

☒ SIGNIFICANT

DISTRICT: _____

NAME: _____

ADDRESS: 1333 Park Avenue

Park City, UT 84060

TAX ID: none OR

SUBDIVISION: Snyder's Addition to Park City OR

SURVEY: _____ LOT #: _____ BLOCK #: 24

APPLICANT INFORMATION

NAME: Craig Elliott

PHONE #: (435) 649 - 0092 FAX #: () -

EMAIL: celliott@elliottworkgroup.com



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

INSTRUCTIONS FOR HISTORIC PRESERVATION PLAN

The purpose of the HISTORIC PRESERVATION PLAN is to provide a detailed description of the proposed project, including the scope of work, methods/techniques being considered, and the potential impacts and/or benefits to Park City's historic resources. The Planning Department is authorized to require a Historic Preservation Plan as a condition of approving an application for a building project that affects a historic structure, site or object. The Planning Director and the Chief Building Official, or their designees, must approve the Historic Preservation Plan.

It is important to address the condition of each element, feature, or space of a historic site and/or structure as identified by the Physical Conditions Report.

Please note the following:

- 1. Multiple Buildings and/or Structures.** For Historic District Design Reviews (HDDR) that include more than one (1) structure, please complete an individual Physical Conditions Report for each structure on the site.
- 2. Scope of Work.** Summarize the impacts the proposed project will have on each of the elements/features identified by the Physical Conditions Report. If the project proposes a negative impact on any character-defining feature, explain why it is unavoidable and what measures are proposed to mitigate the adverse affects.
- 3. Construction Issues.** Following the format of the Physical Condition Report, summarize the work being proposed for each feature. Provide reference to or excerpts from the Physical Condition Report if needed to supplement the work summaries. Address the treatments being considered and the methods and techniques being proposed.

According to the *Design Guidelines for Historic Districts and Historic Sites* the four treatments for historic sites include:

- **Preservation.** If you want to stabilize a building or structure, retain most or all of its historic fabric, and keep it looking the way it does now, you will be preserving it. Preservation is the first treatment to consider and it emphasizes conservation, maintenance and repair.
 - **Rehabilitation.** If you want to update a building for its current or a new use, you will be rehabilitating it. Rehabilitation, the second treatment, also emphasizes retention and repair of historic materials, though replacement is allowed because it is assumed that the condition of existing materials is poor.
 - **Restoration.** If you want to take a building back to an earlier time by removing later features, you will be restoring it. Restoration, the third treatment, centers on retaining materials from the most significant period in the property's history. Because changes in a site convey important information about the development history of that site and its structures, restoration is less common than the previous treatments.
 - **Reconstruction.** If you want to bring back a building that no longer exists or cannot be repaired, you will be reconstructing it. Reconstruction, the fourth treatment, is used to recreate a non-surviving building or one that exists now, but is extremely deteriorated and unsalvageable. Reconstruction is rarely recommended.
- 4. Conditions Evaluation.** The scope of work for those features/elements identified as fair or poor in the Physical Conditions Report require a more comprehensive approach to its deteriorated condition. Please provide specific details outlining your scope of work.
 - 5. References.** Specific conditions should be addressed using recognized preservation methods. It may be helpful to reference the National Park Service's Preservation Briefs in order to specify

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.



recognized preservation methods for features/elements such as wood windows, porches, and masonry chimneys. These and other features are described in the Preservation Briefs, available online at: <http://www.nps.gov/tps/how-to-preserve/briefs.htm>.



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Site Design

Use this section to describe the scope of work and preservation treatment for landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use supplemental pages if necessary.

Element/Feature: **Site**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Demolish existing non- historic garage to bring back the original layout of the site. Add new landscape area on the West side of the house.

Structure

Use this section to describe scope of work and preservation treatment for the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Wood Frame**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Lift the existing wood frame house to rehabilitate the structural foundation. Replace floor structure, add new beams, columns and repair concrete foundation to give adequate structural support to the house.

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If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Roof

Use this section to describe the proposed scope of work and preservation treatment for the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Use supplemental pages if necessary.

Element/Feature: **Roof System**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Rehabilitated the roof flashing, eave and drainage system as well as the exterior brick chimney. Replace and add new downspouts and gutters where needed.

Chimney

Use this section to describe the proposed scope of work and preservation treatment for any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: **Brick Chimney**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Rehabilitated the exterior brick chimney of the house to preserved the original architecture of the front facade. Remove the modify interior brick flue left from previous remodels, including the metal flue in the basement and main level.

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If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Exterior Walls

Use this section to describe the proposed scope of work and preservation treatment for the exterior wall construction, finishes, and masonry. Please describe the scope of work for each individual exterior wall, use supplemental pages if necessary.

Element/Feature: **East Wall**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Rehabilitated the concrete porch with new concrete stairs and entrance floor. Level entrance with interior floor level.
Replace existing double hung windows with new wood windows of the same dimensions and characteristics. New windows will be added where the basement opening are located to avoid any water leaking into the basement.
The exterior siding will be replace by new lap siding throughout all four facades of the same proportions and characteristics of the original house.

Element/Feature: **North Wall**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The proposed work will include the replacement of the existing non-historic slider windows with new wood casement windows. New windows will meet egress requirements and will have the vertical proportions of the historic era. New windows will be added where the basement openings are located to avoid any water leaking into the basement.
The exterior siding will be replace by new lap siding throughout all four facades of the same proportions and characteristics of the original house.



Element/Feature: **West Wall**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The proposed work will include the replacement of the existing vinyl double hung window with new double hung wood window of the same dimensions. The back entrance porch will be replace with a new concrete slab with stairs looking north into the new back yard and the non-historic metal railing will be replace by wood railing.
The exterior siding will be replace by new lap siding throughout all four facades of the same proportions and characteristics of the original house.

Element/Feature: **South Wall**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The proposed work will include the replacement of the existing non-historic slider windows with new wood casement windows of similar proportions. New windows will meet egress requirements and will have the vertical proportions of the historic era. New windows will be added where the basement openings are located to avoid any water leaking into the basement.
The exterior siding will be replace by new lap siding throughout all four facades of the same proportions and characteristics of the original house.

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PLANNING DEPT.**

Foundation

Use this section to describe the proposed scope of work and preservation treatment for the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Use supplemental pages if necessary.

Element/Feature: **Concrete Foundation**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Lift the existing wood frame house to rehabilitate the structural foundation. Replace floor structure, add new beams, columns and repair concrete foundation to give adequate structural support to the house.

Porches

Use this section to describe the proposed scope of work and preservation treatment for all porches. Address decorative features including porch posts, brackets, railing, and floor and ceiling materials.

Element/Feature: **Entry Porch**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The proposed work for the entry porch includes the rehabilitation of the concrete. New concrete stairs and entrance floor level with the main house.

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Doors

Use this section to describe the proposed scope of work and preservation treatment for all exterior doors, door openings, and door parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior door, use supplemental pages if necessary.

Element/Feature: **Front Door**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The front door will be replace by a new solid wood door of the same dimensions and characteristics.

Element/Feature: **Back Door**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The back non-historic door will be replace by a new full glass door with wood frame of the same dimensions.



Windows

Use this section to describe the proposed scope of work and preservation treatment for all exterior windows, window openings, and windows parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior window, use supplemental pages if necessary.

Element/Feature: **Front Windows**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Replace existing double hung windows with new wood windows of the same dimensions and characteristics.

Element/Feature: **Side Windows**

This involves: ☐ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Replace existing non-historic slider windows for new wood casement windows of similar proportions. New windows will meet egress requirements and will have the vertical proportions of the historic era.



Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe proposed scope of work and preservation treatment for items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: **Mechanical and Utility Systems**

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☒ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The mechanical ducts and vents will be replace to meet the new needs of the interior space of the house.

Additions

Use this section to describe the proposed scope of work for any additions. Describe the impact and the preservation treatment for any historic materials. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

4. PROJECT TEAM

List the individuals and firms involved in designing and executing the proposed work. Include the names and contact information for the architect, designer, preservation professional, contractor, subcontractors, specialized craftspeople, specialty fabricators, etc...

Provide a statement of competency for each individual and/or firm listed above. Include a list or description of relevant experience and/or specialized training or skills.

Will a licensed architect or qualified preservation professional be involved in the analysis and design alternatives chosen for the project? ~~Yes~~ or No. If yes, provide his/her name.

Will a licensed architect or other qualified professional be available during construction to ensure the project is executed according to the approved plans? ~~Yes~~ or No. If yes, provide his/her name.

5. SITE HISTORY

Provide a brief history of the site to augment information from the Historic Site Form. Include information about uses, owners, and dates of changes made (if known) to the site and/or buildings. Please list all sources such as permit records, current/past owner interviews, newspapers, etc. used in compiling the information.

6. FINANCIAL GUARANTEE

The Planning Department is authorized to require that the Applicant provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan. (See Title 15, LMC Chapter 11-9) Describe how you will satisfy the financial guarantee requirements.

7. ACKNOWLEDGMENT OF RESPONSIBILITY

I have read and understand the instructions supplied by Park City for processing this form as part of the Historic District/Site Design Review application. The information I have provided is true and correct to the best of my knowledge.

Signature of Applicant:  Date: 11/01/2016

Name of Applicant: Craig Elliott



Exhibit F - Historic District Design Review
Historic Preservation Plan Supplemental Information

1333 Park Avenue

Historic Preservation Package

1333 Park Avenue
Park City, UT 84060

November 1st, 2016



November 1st, 2016



PROJECT CONTACT INFORMATION

OWNER	ARCHITECT
Park City Municipal Corporation 445 Marsac Avenue, P.O. Box 1480 Park City, UT 84060	EWG Architecture 334 Main Street, P.O. Box 3419 Park City, UT 84060 435-649-0062 Contact: Steve Bruemmer
BUILDER	STRUCTURAL ENGINEER
INTERIOR DESIGN	LANDSCAPE ARCHITECTURE

SERVICE CONTACTS

Rocky Mountain Power 201 South Main St, Suite 2300 Salt Lake City UT 84111 (866) 870-3419	CenturyLink Phone Company 4160 Atkinson Dr Park City UT 84098 (435) 649-6186
Park City School District 2700 Kearns Blvd Park City UT 84060 (435) 645-5600	Park City Fire Department 730 Bitner Rd Park City, UT 84098 (435) 649-6706
Park City Municipal Corp 445 Marsac Avenue Park City UT 84060 (435)658-9471	Comcast Cable 1777 Sun Peak Dr. #105 Park City UT 84098 (435)649-4020
Questar Gas P.O. Box 45360 Salt Lake City UT 84145 (800)541-2824	Division of Water Quality 195 North 1950 West Salt Lake City UT 84116 (801)536-4123
Snyderville Post Office 6440 Hwy 224 Park City UT 84098 (800)275-8777	Snyderville Basin Water Reclamation District 2800 Homestead Rd Park City UT 84098 (435)649-7993

Drawing Index HPP

HPP	
HPP-000	Cover
HPP-001	Historic Preservation Photos
HPP-003	Historic Preservation Photos

1333 Park Avenue

1333 Park Avenue
Park City, UT 84060

Cover

HPP-000



2 North Elevation

0' 2' 4' 8' 16'

1" = 1'-0"



3 West Elevation

0' 2' 4' 8' 16'

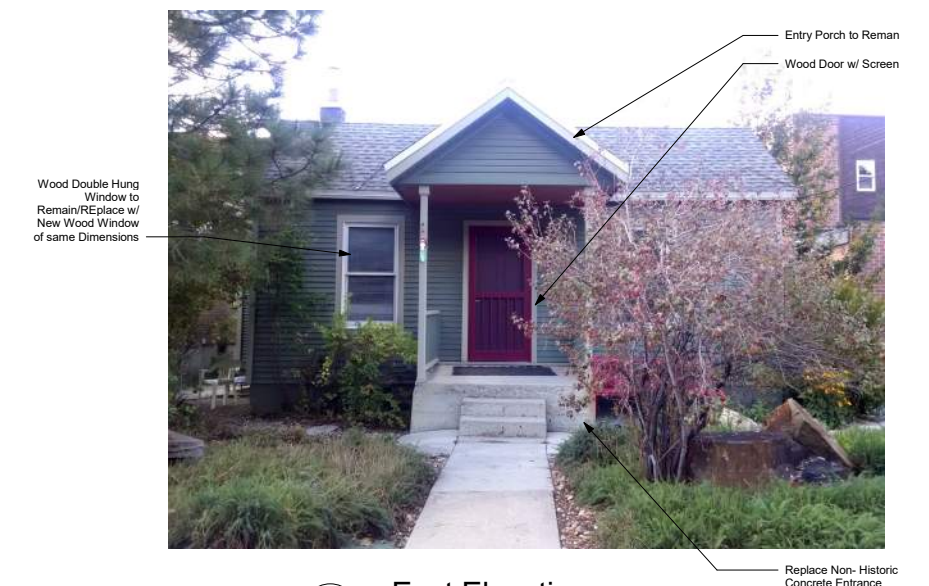
1" = 1'-0"



5 South Elevation

0' 2' 4' 8' 16'

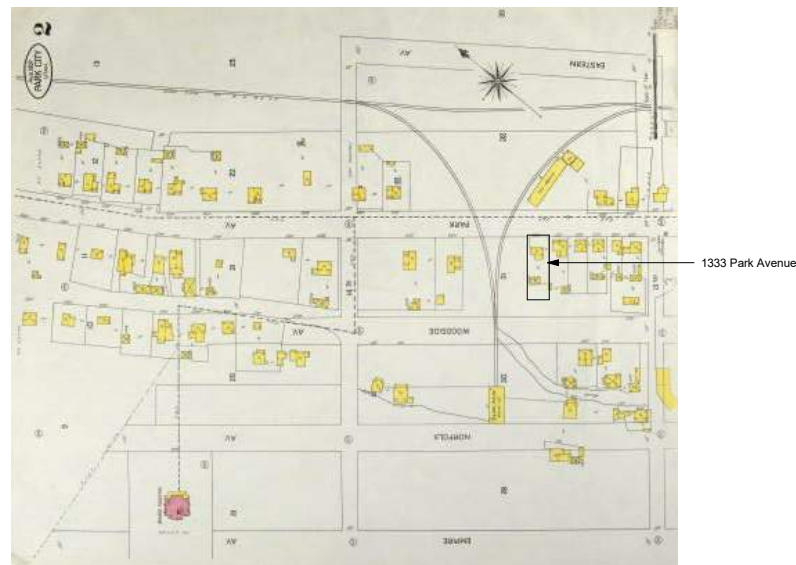
1" = 1'-0"



1 East Elevation

0' 2' 4' 8' 16'

1" = 1'-0"



Sanborn Fire Insurance Map From 1907



1995 Picture

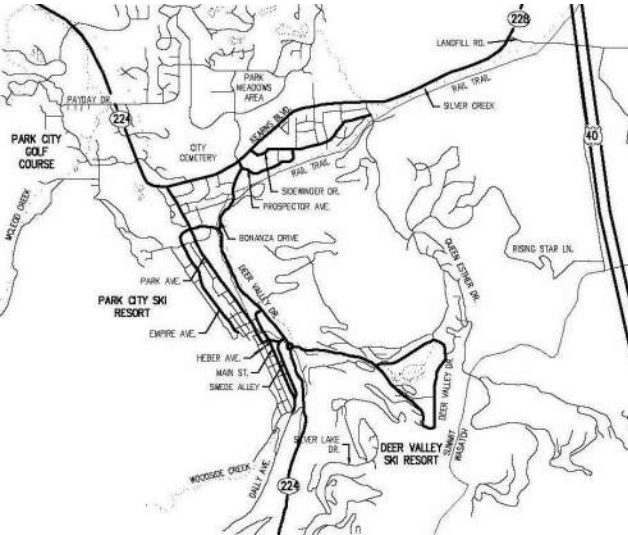
Exhibit G - Historic District Design Review Existing Plans and Supplemental Information

1333 Park Avenue

Historic District Design Review

1333 Park Avenue
Park City, UT 84060

November 1st, 2016



PROJECT CONTACT INFORMATION

OWNER	ARCHITECT
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BUILDER	STRUCTURAL ENGINEER
INTERIOR DESIGN	LANDSCAPE ARCHITECTURE

SERVICE CONTACTS

Rocky Mountain Power 201 South Main St, Suite 2300 Salt Lake City UT 84111 (866) 870-3419	CenturyLink Phone Company 4160 Atkinson Dr Park City UT 84098 (435) 649-6186
Park City School District 2700 Kearns Blvd Park City UT 84060 (435) 645-5600	Park City Fire Department 730 Bitner Rd Park City, UT 84098 (435) 649-6706
Park City Municipal Corp 445 Marsac Avenue Park City UT 84060 (435)658-9471	Comcast Cable 1777 Sun Peak Dr. #105 Park City UT 84098 (435)649-4020
Questar Gas P.O. Box 45360 Salt Lake City UT 84145 (800)541-2824	Division of Water Quality 195 North 1950 West Salt Lake City UT 84116 (801)536-4123
Snyderville Post Office 6440 Hwy 224 Park City UT 84098 (800)275-8777	Snyderville Basin Water Reclamation District 2800 Homestead Rd Park City UT 84098 (435)649-7993

Drawing Index HDDR

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HDDR-016	Window & Door Details

BUILDING DESCRIPTION

The resident located at 1333 Park Avenue in Park City, was built in 1905 in a relatively flat site with no natural landscape. The historic House is a "Hall Parlor" form one story structure with double pitched gable roof. Many element of the house where altered through two rear additions (See Preservation Package). The porch area has it's original form as well as the roof. A new addition on the back follows the historic era and improves the interior space. In response to statutory regulation, all new work or repair, replacement, rehabilitation or restoration shall be compliant. Design Guidelines intended to secure, compatibility with and provide for visual aesthetic complement to the character and function of the community shall be paramount to any proposed improvement. All new design on this house has been design to comply with the Design Guidelines regulation.

November 1st, 2016

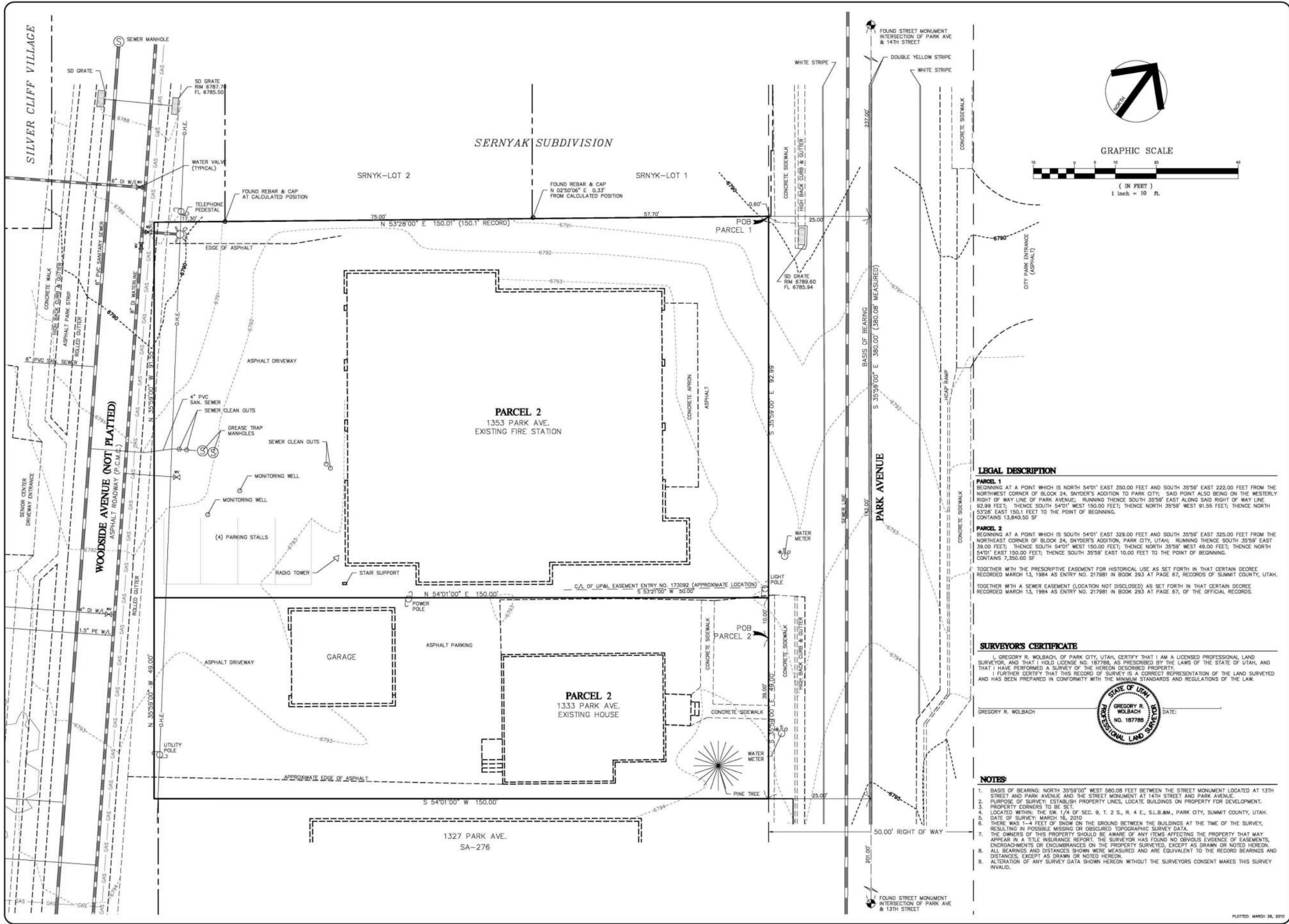


1333 Park Avenue

1333 Park Avenue
Park City, UT 84060

Cover

HDDR-000



Evergreen Engineering, Inc.

Civil Engineering • Land Surveying • Land Planning
1670 Barona Drive • Suite 104 • 84090
P.O. Box 2681 • Park City • Utah • 84302
E-mail: office@evergreen-eng.com

DATE	BY	REVISIONS	COMMENTS

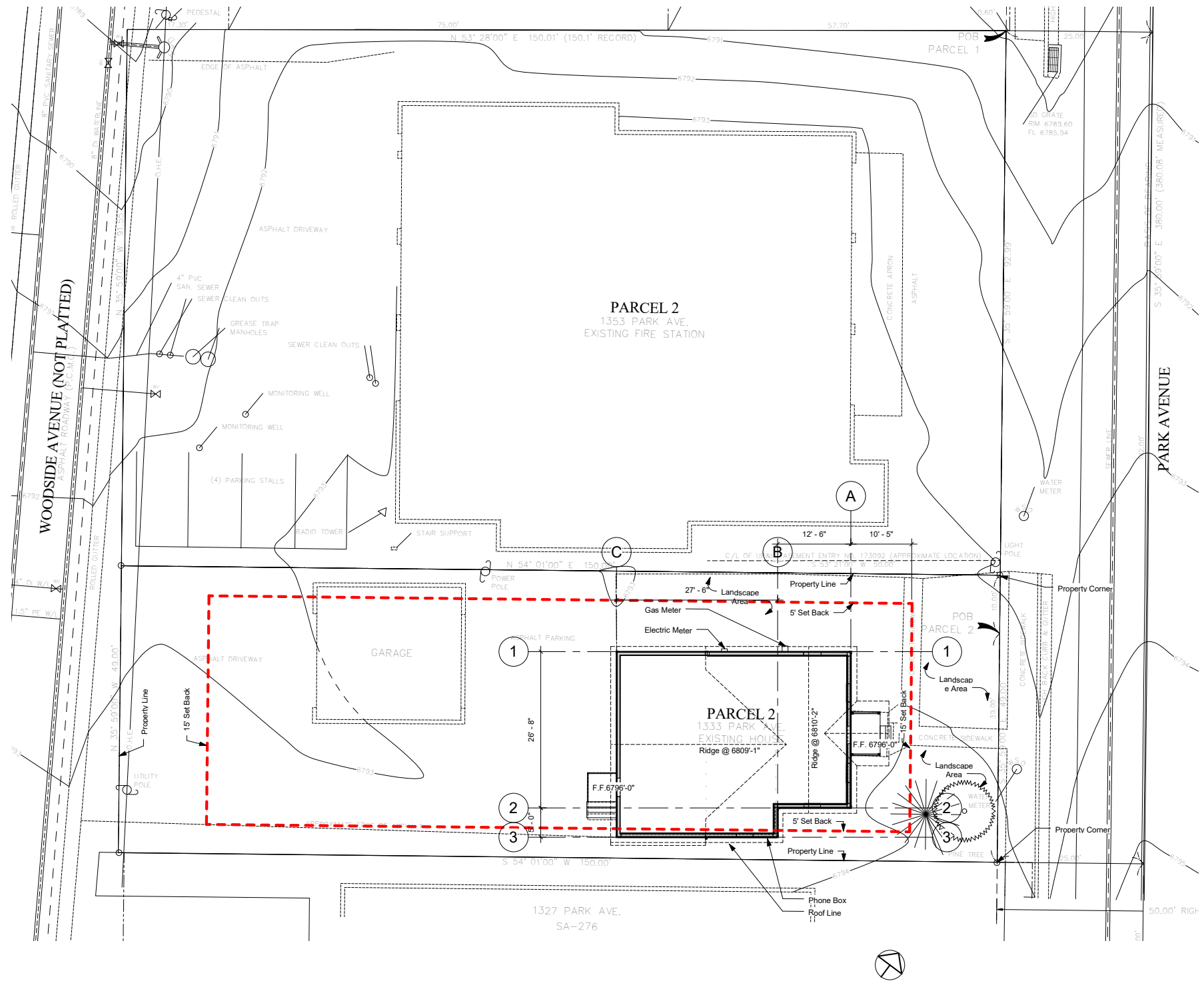
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CHECKED BY: GRW/ADM

BOUNDARY & TOPOGRAPHIC SURVEY
1333/1353 PARK AVE.

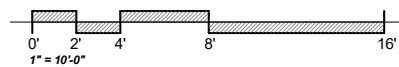
FOR: ELLIOTT WORKGROUP

DWG: 133PARK-ROS.DWG
JOB NO: 1003

SHEET 1 OF 1



1 Existing site Plan





1333 Park Avenue

Park Avenue Streetscape Elevation



1333 Park Avenue

Aerial Photograph



3. North Elevation



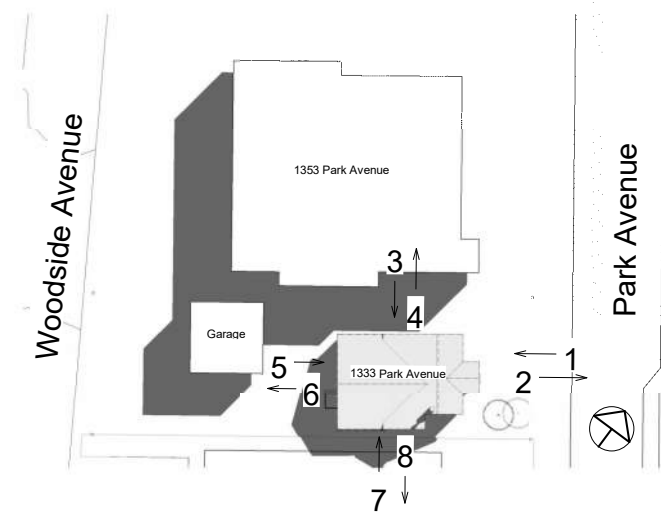
4. View From North Elevation



1. East Elevation



5. West Elevation



2. View From East Elevation



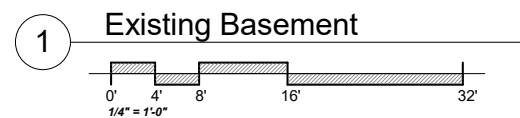
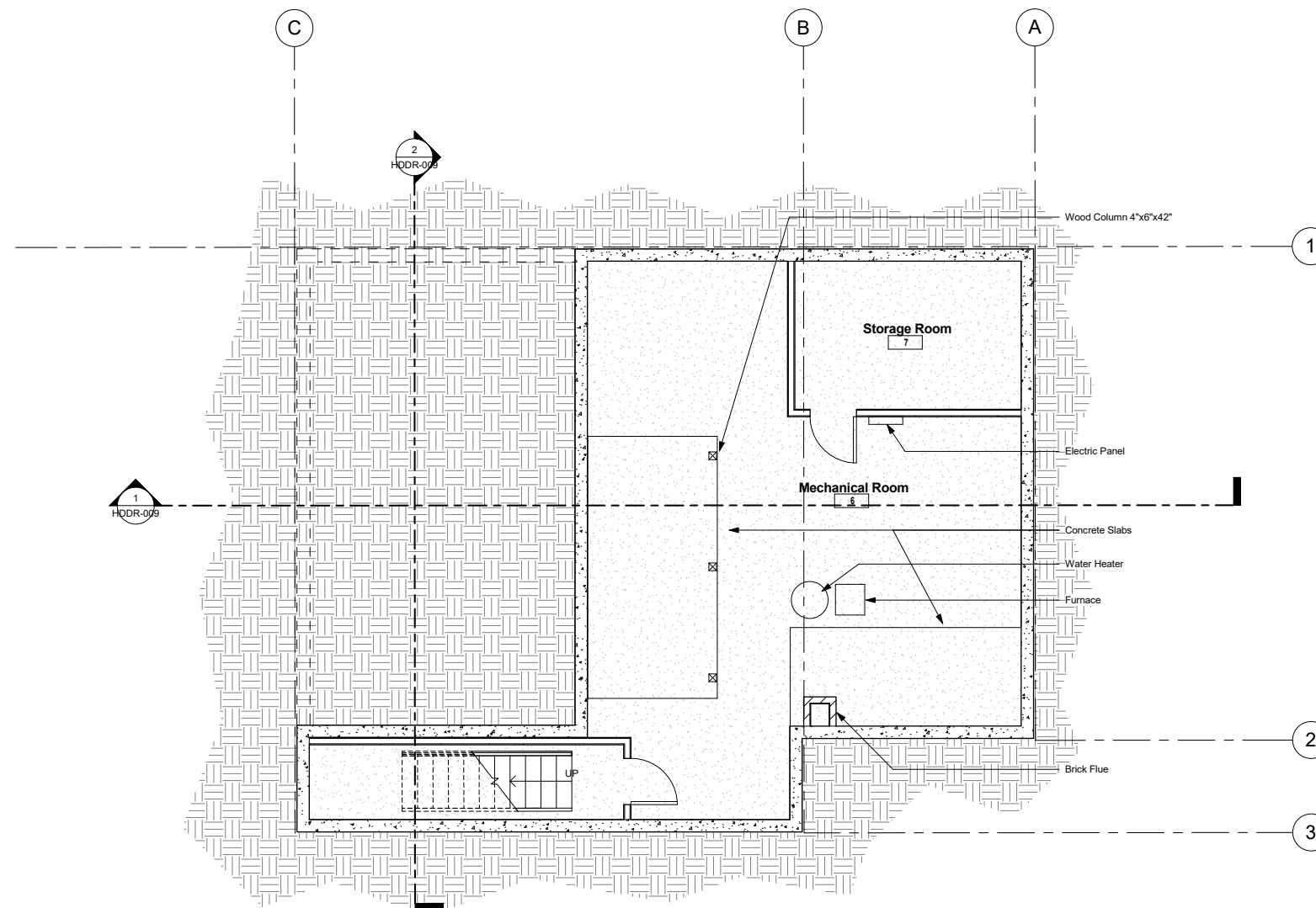
6. View From West Elevation

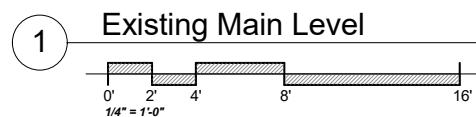
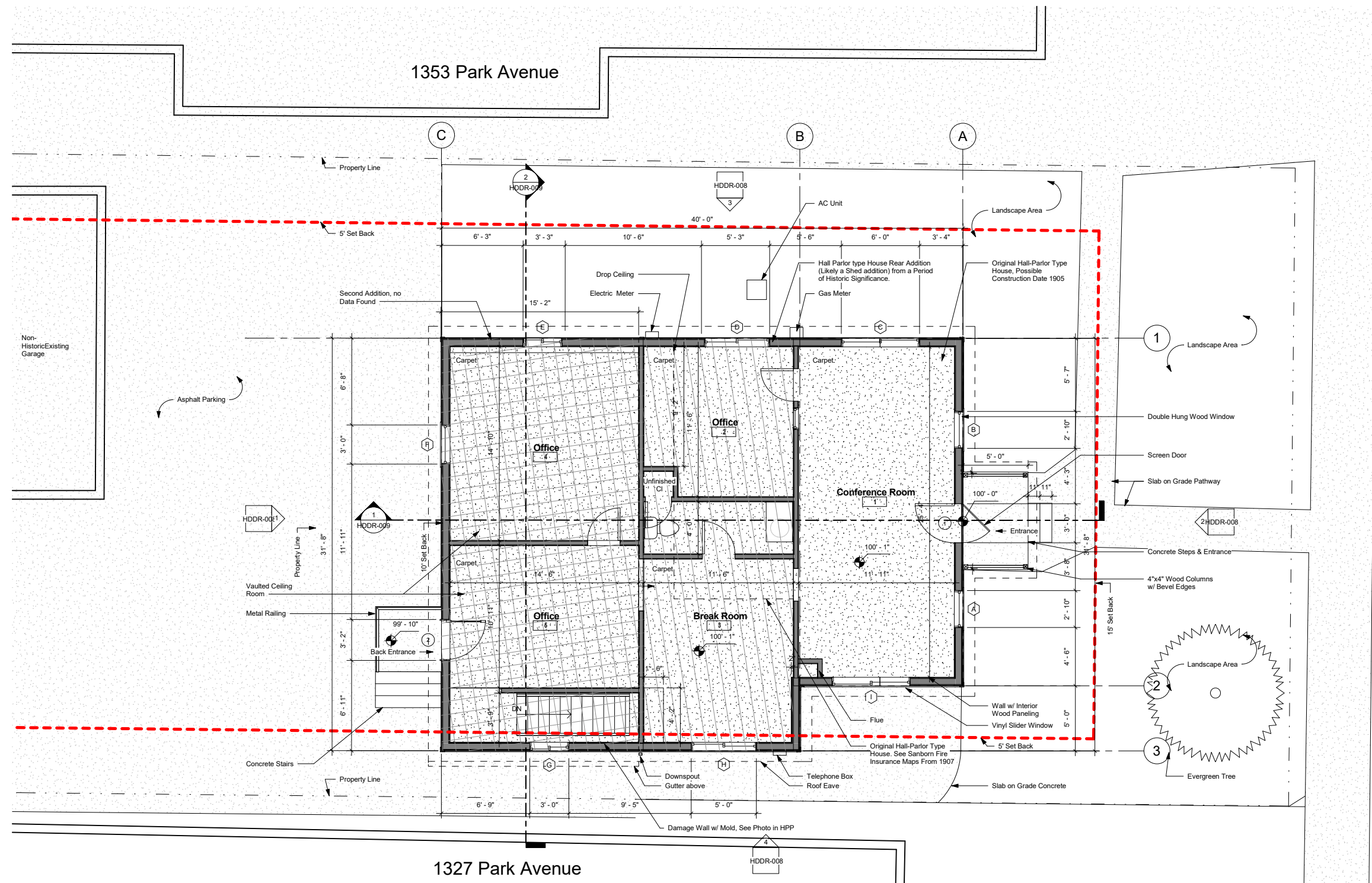


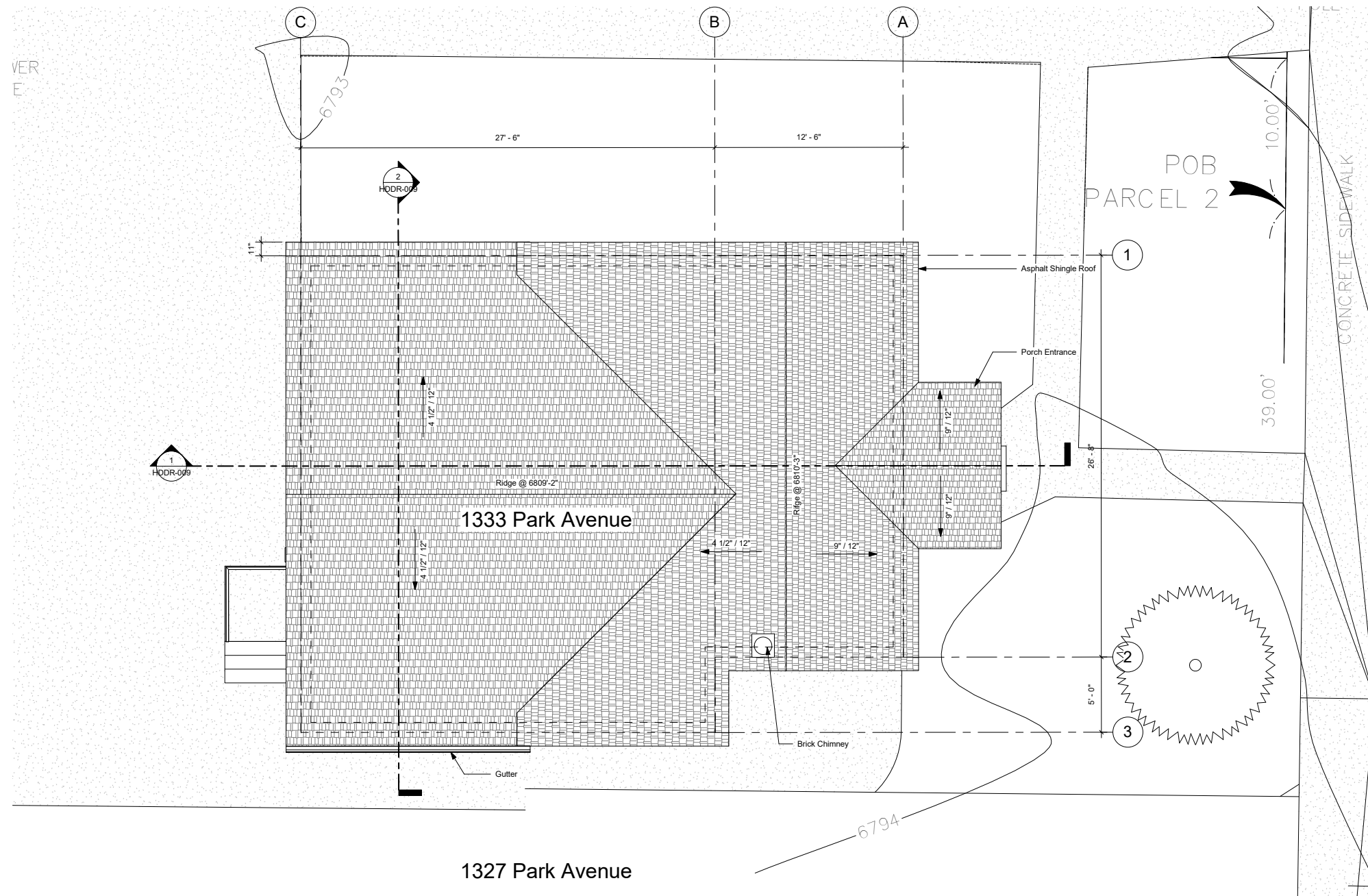
7. South Elevation



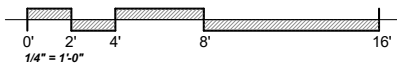
8. View From South Elevation

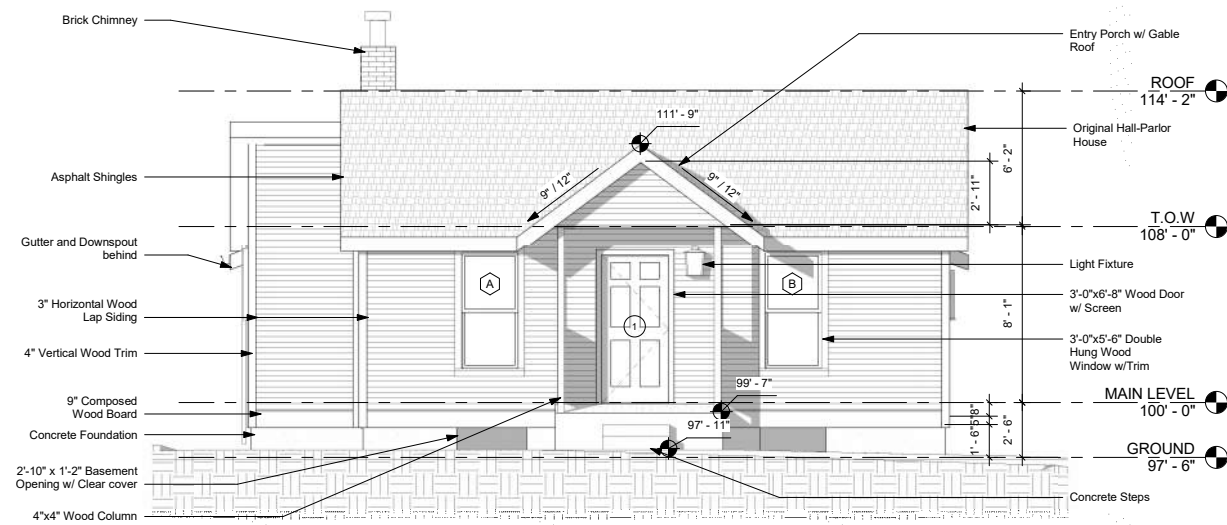




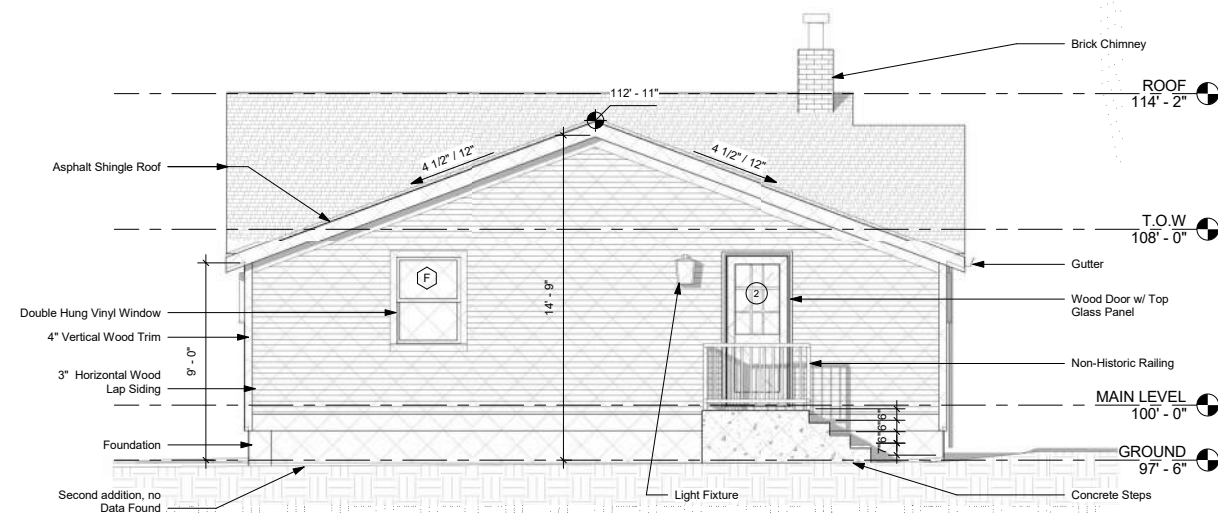
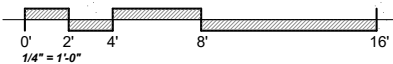


1 Existing Roof Plan

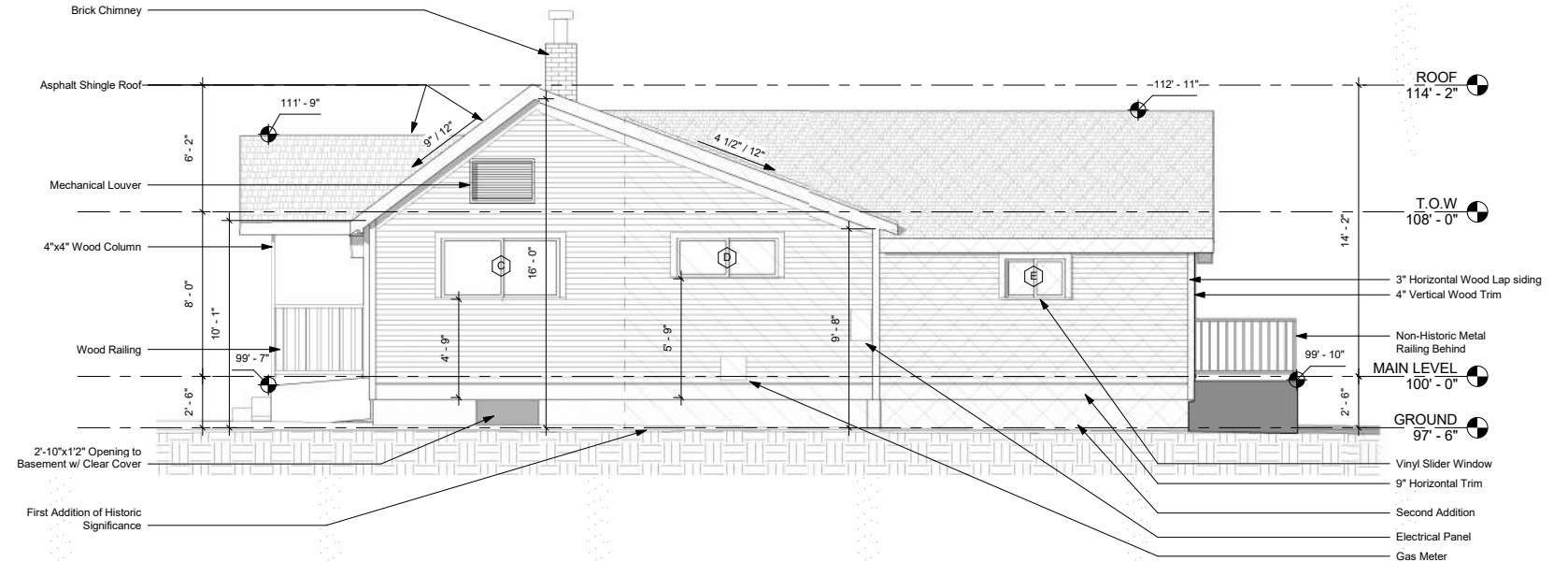
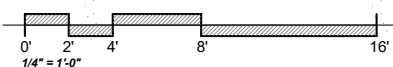




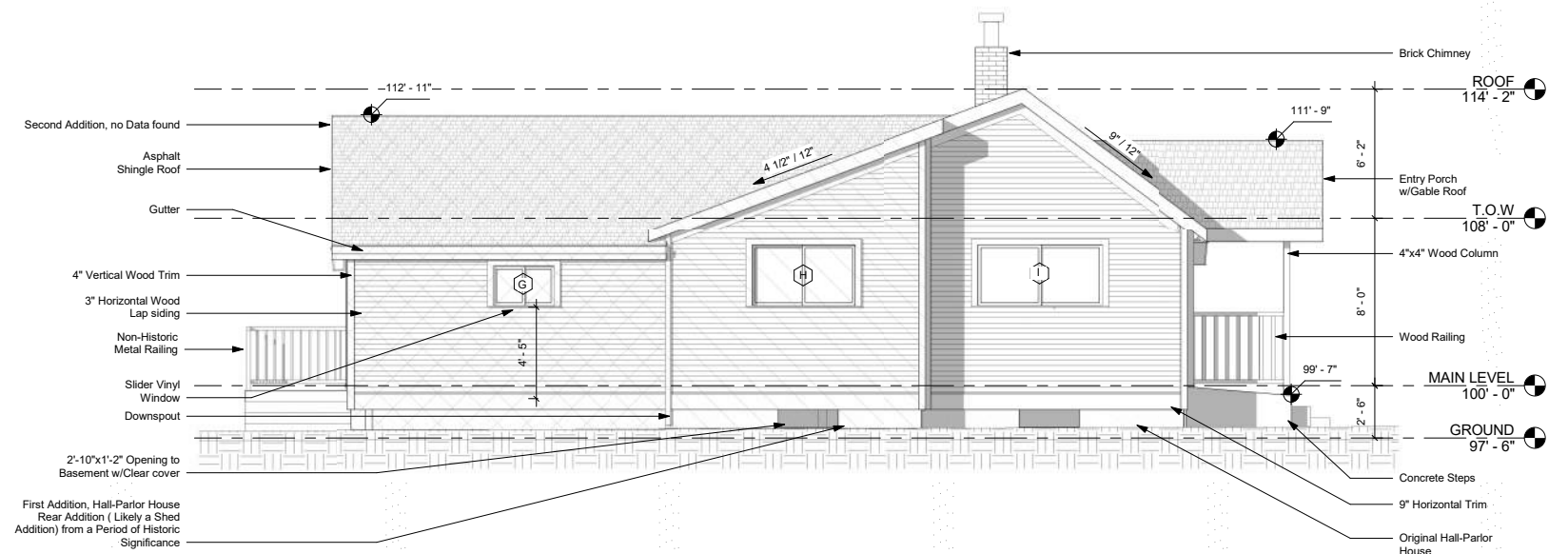
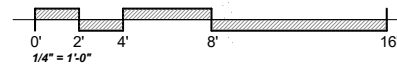
2 Existing East Elevation



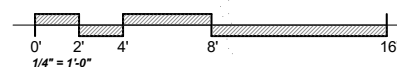
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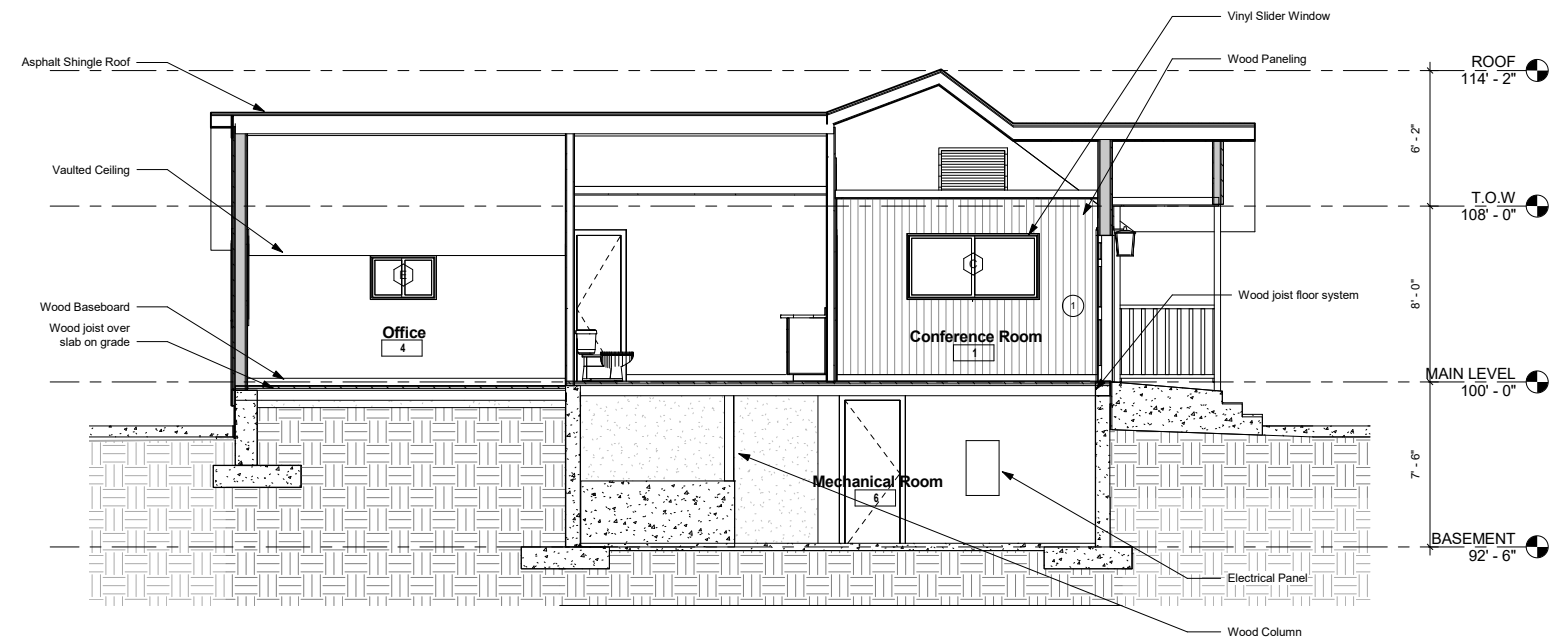


3 Existing North Elevation



4 Existing South Elevation

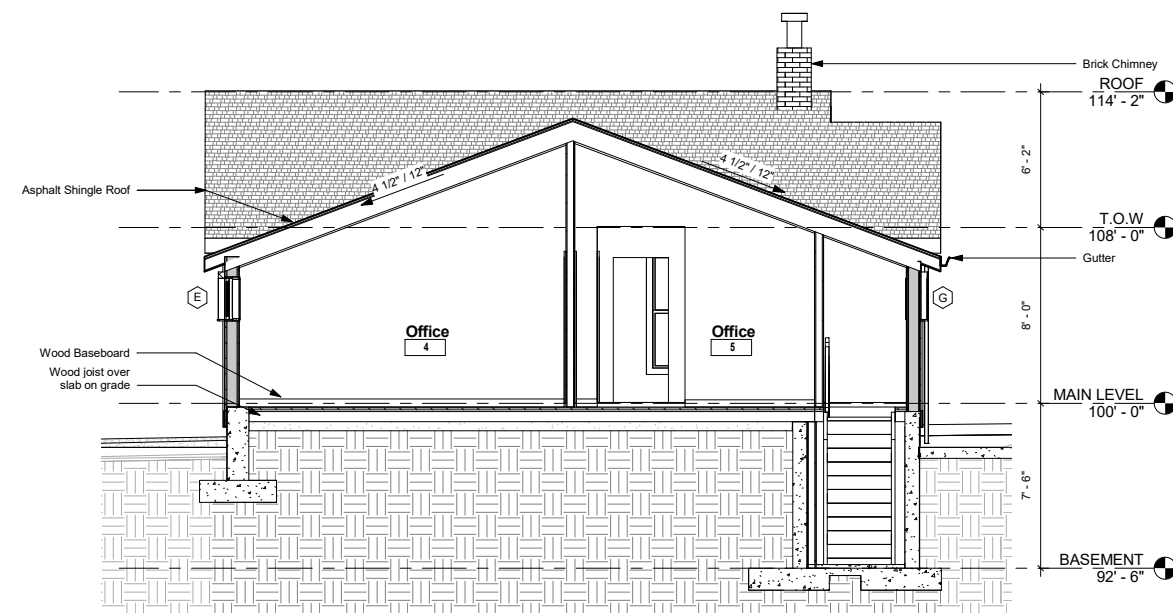




1 Section 1

0' 2' 4' 8' 16'

1/4" = 1'-0"



2 Section 2

0' 2' 4' 8' 16'

1/4" = 1'-0"



Historic Preservation Board Staff Report

Planning Department

Author: Anya Grahn, Historic Preservation Planner
Subject: Material Deconstruction and Reconstruction Review
Address: 422 Ontario
Project Number: PL-15-02819
Date: March 1, 2017
Type of Item: Administrative – Material Deconstruction and Reconstruction

Summary Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of non-historic and non-contributory materials at 422 Ontario Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Significant on the City's Historic Sites Inventory (HSI).

Topic:

Address: 422 Ontario Avenue
Designation: Significant
Applicant: Hamilton Easter, represented by architect William Mammen
Proposal: 1. Deconstruction (aka Panelization) of historic c.1906 house
2. Material Deconstruction of c.2008 concrete retaining wall and non-historic boulder wall; non-historic wood fence; 1950s concrete walls and exterior staircases; c.1941 steel pole and horizontal wood board retaining wall; non-historic barbed wire fence; c.1941-1949 additions to the original c.1906 cross wing; c.1941-1949 roof forms and original c.1906 roof form; post-1950s asbestos and cement shingle siding; c.1906 floor structure and rubble stone foundation; c.1941-1949 porches; c.1970s doors; and c.1970s and 1980s window openings and replacement windows.

Background:

On July 20, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the property at 422 Ontario Avenue. The application was deemed complete on October 17, 2016 and we have been working through design issues and preservation methods to this point. The Historic District Design Review (HDDR) application has not yet been approved, as it is dependent on HPB's Review for Material Deconstruction approval.

The property is located at 422 Ontario Avenue on a developed lot. The site is designated as Significant on the City's Historic Sites Inventory (HSI) (See [Historic Site Form](#)). The applicant's request for an exterior exploratory demolition permit fell under the August 2015 pending ordinance, and the Historic Preservation Board (HPB) reviewed and granted the removal of non-historic exterior asphalt shingle and Bricktex

siding on the north and south facades on October 21, 2015 [[Report \(page 57\)](#)+ [Minutes \(page 7\)](#)].

The Park City Council approved the Sorensen Plat Amendment at this location on December 3, 2015, to combine the north one-half of Lot 5, all of Lot 6, the south one-half of Lot 7, and a portion of Lots 26, 27, and 28, Block 58 of the Park City Survey. The plat amendment is still undergoing our internal review has not yet been recorded. The applicant has filed a request for an extension and the City is working with the applicant to finalize the plat recordation.

On June 21, 2016 ([Report](#) + [Minutes](#)), the Board of Adjustment (BOA) granted variances for the following:

1. A variance to LMC Section 15-2.2-3 (E), to the required twelve foot (12') side yard setbacks to allow a zero foot (0') setback to the front property line (due to a hardship created by the location of platted Ontario Avenue).
2. A variance to LMC Section 15-2.2-3 (H), to the required five foot (5') side yard setbacks to allow a three foot (3') setback to the north property lines (due to the steepness of the hillside and the need to retain the slope of the existing grade. The BOA found that it was necessary to reduce the side yard setback in order to place the single-car garage door at a point on the wall where it would create sufficient interior height but also allow the garage to be buried below grade.)
3. A variance to LMC Section 15-2.2-5 (A) to the required maximum height of thirty five feet (35') to allow a maximum height of forty-one feet (41') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters (due to unique conditions created by the existing historic house and its location above the street. The increased interior height allowed the applicant to bury the two-car tandem garage underground and reduce the overall bulk and mass of the new addition to the historic house.)

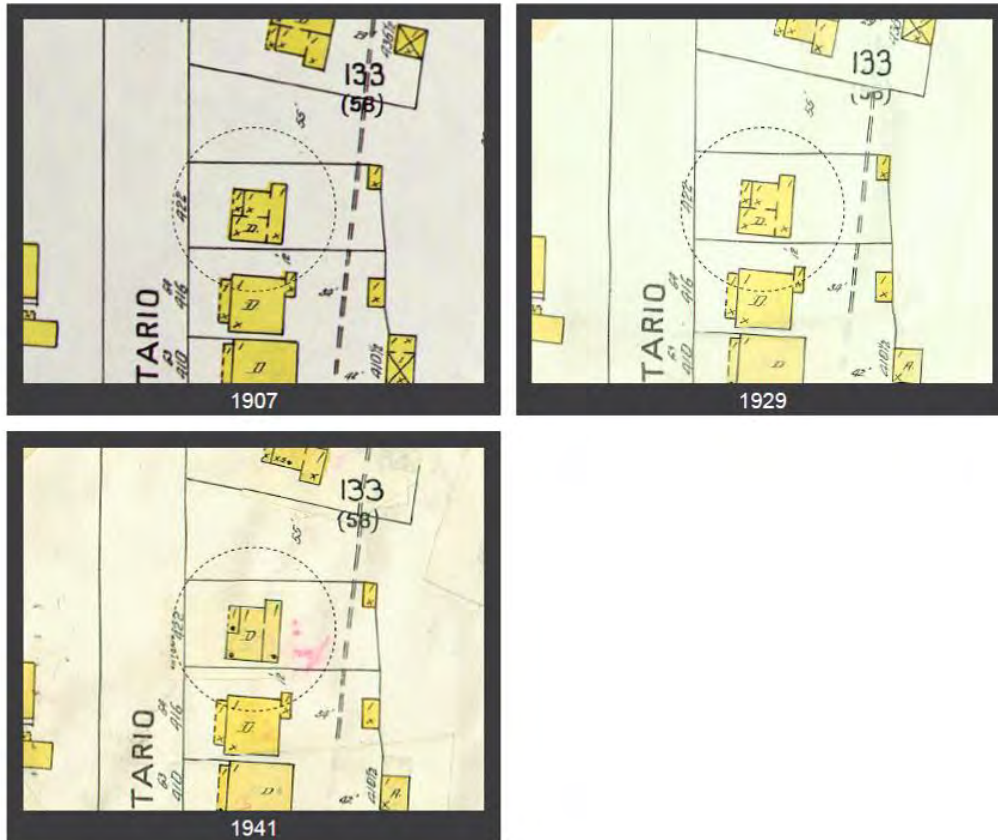
A Steep Slope Conditional Use Permit (SS-CUP) application was submitted on July 20, 2016, and deemed complete on October 17, 2016. It was approved by the Planning Commission on February 11, 2017 ([Report](#), starting on page 87).

History of Development on this Site

A title search revealed that the property changed hands nearly seven (7) times between 1882 to 1904. The Summit County Recorder's Office lists the date of construction as 1904; however, the title search shows that H.H. and Betsey M. Kentfield took out a mortgage on the property in 1892 for \$700 and James J. Conroy took out a mortgage of \$425 in 1894. Mortgages typically indicate the construction of a new house. It is possible that previous houses on this site were destroyed by the 1898 fire and this house may have been constructed as a replacement.

In 1904, Amelia and Theodore Neimuth purchased the property, and they are credited with the construction of the existing cross-wing home. Theodore worked as a blacksmith in one of the mines, and the couple later moved to California in 1921. The Neimuths sold the house to Duncan Willard McKenzie and his wife Anna; Duncan worked as a blacksmith for the Silver King Coalition Mining Company.

The house at 422 Ontario Avenue first appears on the 1907 Sanborn Fire Insurance Map as a cross-wing with a partial-width front porch and rear addition. Based on physical evidence found on-site, the applicant believes the rear addition may have been a back porch that was enclosed sometime in the 1930s. The house remained largely unchanged through 1941 on the Sanborn maps.



Sanborn Fire Insurance Map Analysis



c.1940 Tax Card Photo

In 1941, the McKenzies sold the house to Elden —~~Sarty~~ Sorensen (1907-1998) and Ella (1918-2009) Sorensen. The Sorensen's resided in the house for over sixty years and made many of the improvements that are visible today, including:

- An addition to the north side of the house that was added between 1941-1949. Based on physical evidence found on-site, the applicant believes that the porch on the addition was likely enclosed in the 1970s and a new porch constructed.
- The applicant also finds that a new roof was constructed over the entire form of the house, modifying the 1930s roof form further. The applicant found evidence to support this in his exploration of the attic.
- Asbestos shingle siding that was first documented in the 1958 tax card and later covered with cement shingle siding.
- Metal handrails and porch posts as well as the concrete porch slab and stairs
- Metal roof first documented in the 1958 tax card.

The house passed to Ella P. Sorensen's trustees in 2005 and was sold to the Easters, the current owners, in July 2015.

Analysis 1: Disassembly & Reassembly (Panelization) of Historic House

The applicant is proposing to disassemble and reassemble (panelize) the historic house. The applicant and Engineer Henry Shen have found that lifting the house in whole would be risky as the walls and roof do not have the necessary strength to support themselves while lifted. The applicant has also argued that installing a support structure in order to support the walls and roof during the temporary lifting would be sketchy due to the way in which the structure has settled. The engineer's report (Exhibit E) finds:

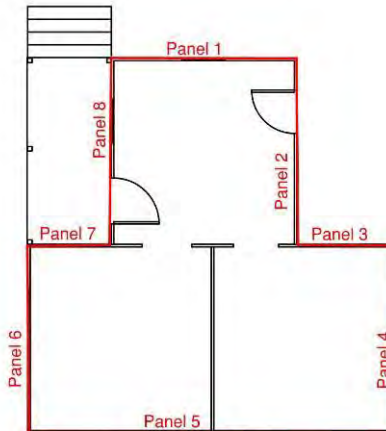
- The 12' roof joists are currently at 12% capacity of code and the 8' roof joists are at 16%. Both need to be upgraded or replaced with new roof joists.
- The existing roof deck is 1x wood plank and does not have any capacity of shear diaphragm.
- The 12' floor joists are at 22% capacity of code and the 8' floor joists are at 57%. These need to be upgraded.
- The existing single-wall construction of the exterior walls are not strong enough for wind, seismic, or gravity loads or temporary lifting.
- The building does not have footings and the existing foundation consists of railroad ties and some piled up sandstone. A new foundation is needed.

The Chief Building Official supports the disassembly and reassembly of this structure due to the unique conditions of this site (see Exhibit F). The house currently sits about 20 feet above the street level on a small, flat area of the lot. Should it be temporarily lifted and supported by cribbing, the house would be elevated even further above the street level. Any severe weather or seismic activities could result in the house falling off of its cribbing and into the street.

The applicant has argued that disassembly and reassembly will guarantee the preservation of the historic house. The applicant proposes to construct a new structure

and then place the salvaged panels on the exterior. This will allow the applicant to install a proper weather barrier, insulation, and ensure that the reconstructed house following reassembly is plumb and square.

The applicant believes he can salvage all eight (8) of the original panels of the historic cross-wing house, as depicted in the image below:



Staff finds that the proposed disassembly and reassembly complies with the criteria outlined in Land Management Code (LMC) 15-11-14 Disassembly and Reassembly of a Historic Building or Historic Structure.

- A. **CRITERIA FOR DISASSEMBLY AND REASSEMBLY OF THE HISTORIC BUILDING(S) AND/OR STRUCTURE(S) ON A LANDMARK SITE OR SIGNIFICANT SITE.** In approving a Historic District or Historic Site design review Application involving disassembly and reassembly of the Historic Building(s) and/or Structure(s) on a Landmark Site or Significant Site, the Historic Preservation Board shall find the project complies with the following criteria:

1. A licensed structural engineer has certified that the Historic Building(s) and/or Structure(s) cannot reasonably be moved intact; and

Complies. Engineer Henry Shen reported that, as existing, the house would not survive temporary lifting. The exterior walls consist of single-wall construction and are not strong enough for wind, seismic, or gravity loads. The existing roof and floor joists are also less than the capacity of the code is required and the roof decking provides no lateral diaphragm.

In single-wall construction, there is no support framing, no real foundation, and the walls are only about 2" thick. For this reason, this type of construction is often referred to as "box construction."

Because there is no framing, the house will only stand if all the major structural components (walls, roof, floor) are in place. The structural engineer has found that the walls, roof, and floor of this structure are all operating below capacity.

2. At least one of the following:

- a. The proposed disassembly and reassembly will abate demolition of the Historic Building(s) and/or Structure(s) on the Site; or

Complies. *Staff finds that the proposed disassembly and reassembly would abate demolition of the Historic Building as it would allow the applicant to preserve eight panels forming the original t-shaped cottage. These panels will be salvaged and used to reassemble the building.*

- b. The Historic Building(s) and/or Structure(s) are found by the Chief Building Official to be hazardous or dangerous, pursuant to Section 116.1 of the International Building Code; or

Complies. *The building was gutted in 2015 as part of the applicant's exploratory demolition. The building is currently not habitable and meets the definition of a hazardous or dangerous building, pursuant to Section 116.1 of the International Building Code.*

- c. The Historic Preservation Board determines, with input from the Planning Director and the Chief Building Official, that unique conditions and the quality of the Historic Preservation Plan warrant the proposed disassembly and reassembly; unique conditions include but are not limited to:

1. If problematic site or structural conditions preclude temporarily lifting or moving a building as a single unit; or

Complies. *As previously noted, the Chief Building Official has found that this site has unique conditions that preclude the structure from being temporarily lifted in whole. The Chief Building Official has expressed concern about site constraints and logistical hardship due to the steepness of this site and the historic house's location at the very top of the hillside above Ontario Avenue.*

2. If the physical conditions of the existing materials prevent temporarily lifting or moving a building and the applicant has demonstrated that disassembly and

reassembly will result in the preservation of a greater amount of historic material; or

Complies. *The applicant will be able to preserve all eight (8) of the walls of the original t-shaped cottage. The walls will be braced from the interior prior to removing them from the non-historic walls and roof structure in an effort to preserve these walls to the greatest extent possible.*

3. All other alternatives have been shown to result in additional damage or loss of historic materials.

Complies. *The applicant has argued that disassembly and reassembly of this structure will result in the preservation of the greatest amount of historic material. The applicant believes that eight (8) panels of the historic house can be salvaged and reused to reassemble the house.*

Under all of the above criteria, the Historic Structure(s) and or Building(s) must be reassembled using the original materials that are found to be safe and/or serviceable condition in combination with new materials; and the building will be reassembled in their original form, location, placement, and orientation.

HPB Discussion Requested

Analysis 2: Material Deconstruction

Staff has analyzed the specific scope of work for the material deconstruction below:

1. SITE DESIGN

As existing, the historic c.1904 cross-wing house sits above Ontario Avenue on a flat portion of the uphill lot. The house is surrounded by mature trees, including a large evergreen tree in the Ontario Avenue right-of-way. There are also oak, apple, and plum trees in the rear yard of the property. There is currently an old stone retaining wall separating the historic house from its neighbor to the south as well as a c. 2009 concrete and boulder wall at the front of the lot that creates an unsanctioned parking pad parallel to Ontario Avenue. In the rear yard, there is an eight foot retaining wall consisting of steel pole and horizontal wood boards; the applicant believes this retaining wall was constructed when the addition was built (1941-1949) in an effort to retain the hillside directly behind the historic house. The backyard also features a solid wood fence along the south property line, and a barbed wire fence with steel and wood posts on the east and north sides of the property. There are also concrete steps leading from the front door down to Ontario Avenue. These improvements have been highlighted in the site plan below:

In the rear yard, there is also a concrete retaining wall and two sets of stairs that climb uphill to the top of the lot. These concrete improvements were likely constructed by the Sorensens in the 1950s in an effort to access the house from the east side of the property. (Historically, the Sorensens parked their car behind the house.) The applicant is proposing to demolish these non-historic improvements in order to re-terrace the lot and create more useable outdoor space. Staff finds that the demolition of the concrete stairs and retaining walls are acceptable as these improvements do not contribute to the historic integrity or significance of the site; additionally, the proposed work mitigates any impacts that could occur to the visual character of the neighborhood.

There is also a steel pole and horizontal wood board retaining wall that is about 8' taller than the height of the floor elevation of the house. The applicant believes that this retaining wall is from c.1941 when the addition was constructed as it retains the grade of the hillside directly behind the house. The applicant has found that this wall is structurally insufficient. The applicant is proposing to demolish this wall in order to accommodate the new addition and site improvements. Staff finds that the proposed work is required for the rehabilitation of the building and the existing wall is non-contributory to the historic integrity and significance of the site.

Finally, there is a barbed wire fence in the backyard that wraps the northeast corner of the property. This fence also does not appear to be historic. Staff finds that its removal is acceptable as the fence does not contribute to the historic integrity or significance of the site.

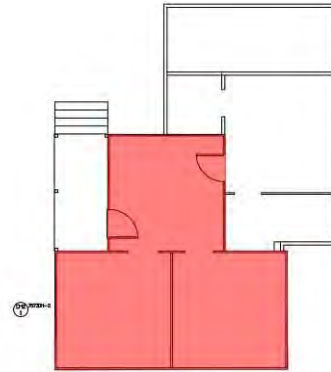
2. REMOVAL OF NON-HISTORIC ADDITIONS

As described in the environmental history of this site, this house had a number of alterations made after the 1941 Sanborn Fire Insurance Map. The Sorensens constructed an addition to the north of the original T-shaped cottage that was constructed between 1941-1949 and outside of the historic Mature Mining Era (1894-1930). The applicant has chosen to restore the house to its c.1904 appearance, prior to the improvements made by the Sorensens. The architect believes that a porch was actually enclosed as part of this remodel based on the physical evidence. A new roof was also built over the existing roof form so that only the original gable form of the original stem wing is visible.

The applicant proposes to remove the non-historic additions to uncover and restore the original T-shaped cross wing. The diagram below shows the 1941 Sanborn Fire Insurance Map and the conditions that exist today:



Sanborn Fire Insurance map shows the original L-shaped cottage with a one-story addition across the back. A partial-width front porch is adjacent to stem wing.



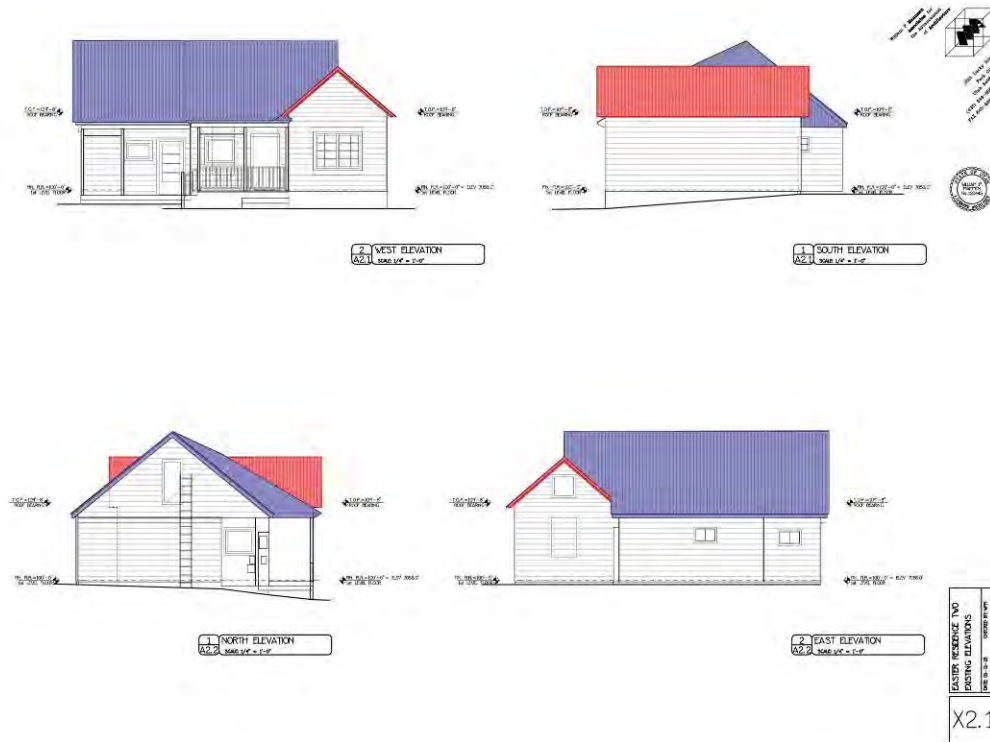
The area shaded in red is the original cross-wing house. The remainder of the building depicted in this floor plan was added between 1941-1949.

Staff finds that these additions do not contribute to the historic integrity or historic significance of the structure or site. The material deconstruction is necessary in order to restore the original c.1906 cross-wing form.

3. ROOF

The existing roof consists of corrugated galvanized metal roof panels over plywood sheathing. As outlined in the applicant's Physical Conditions Report (Exhibit C) and Engineer's Report, the roof joists are at 16% capacity of the code. The original roof form of the T-shaped cottage has been covered by the 1941-1949 addition, leaving the original roof form intact. The only portion of the historic c.1906 roof that is visible is at the south end of the building where the original gable can be seen.

The applicant is proposing to rebuild the roof structure. The applicant will use the original roof framing beneath the 1941-1949 roof form to accurately depict the original roof dimensions. He will also rely on the geometry of the original gable forms to accurately depict the slope of the roof. The fascia will be replaced at this time as it has largely dry-rotted.



The blue highlighted roof forms represent the c.1941-1949 new addition and construction of a new roof form above the c.1906 original cross-wing form. The red highlighted roof forms represent those portions of the original c.1906 cross-wing that will need to be reconstructed based on physical evidence.

Staff finds that the proposed material deconstruction is required for the restoration of the original c.1906 roof from.

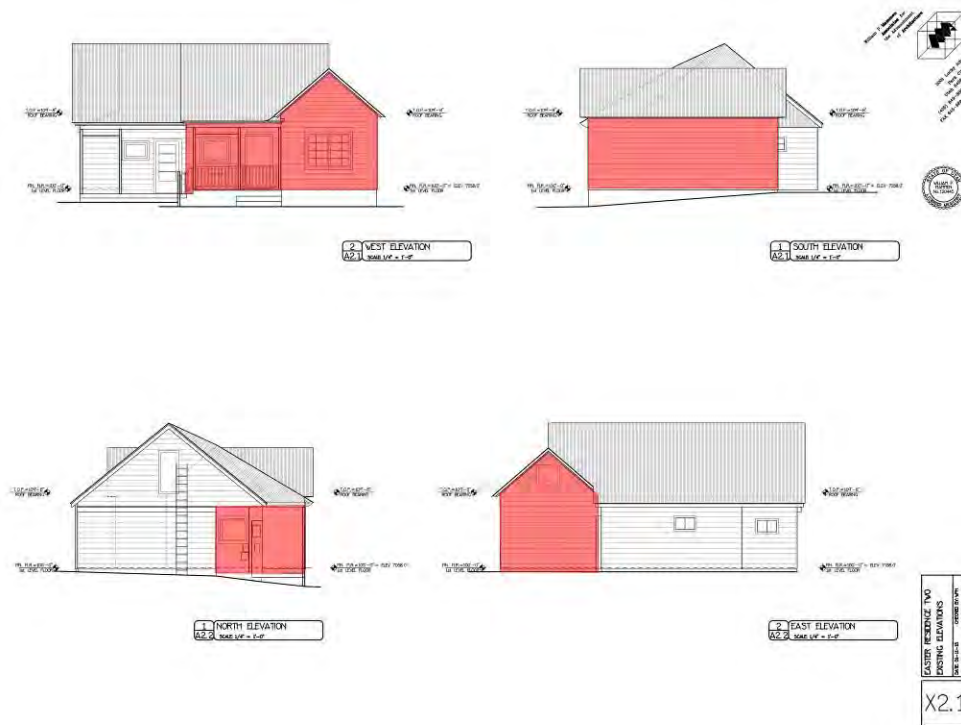
4. EXTERIOR WALLS

As discussed earlier in this report, the applicant is proposing to panelize the walls of the c.1906 cross wing in order to salvage all eight (8) of the original walls. These walls consist of single wall construction built of 1"x12" interior vertical wood planks covered by 1"x6" lap siding on the exterior. The original drop novelty wood siding has been covered with both asbestos siding added in the 1950s and then cement shingles added later.

As part of the disassembly, the applicant will brace the interior side of the wall panels with new structure. The walls will then be removed from the structure, following demolition of the roof, at the corners to prevent any damage to the historic materials. A new structure will be built and the historic walls will be reinstalled on the new structure.

The applicant is proposing to remove the two layers of non-historic siding, dating back to the 1950s. The original wood siding is in poor condition as it has been damaged by the nail holes of two layers of non-historic siding. The applicant anticipates restoring the wood siding where it is extant. New siding will be milled to

match and replaced damaged portions of the siding. Most of the damaged siding is on the non-historic additions.



The highlighted red walls show those areas where the asbestos and cement siding will be removed in order to restore the original wood drop-novelty siding.

Staff finds that the proposed material deconstruction of the asbestos and cement shingle siding is appropriate as these later material changes are non-contributory to the historic integrity or historic significance of the structure. Additionally, their removal is necessary in order to restore the original c.1906 cross-wing and its historic appearance.

In order to prevent too much historic siding from being lost, staff has added Condition of Approval #2 that says, "Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. The Historic Preservation Planner shall approve the replacement in writing."

5. FLOORS & FOUNDATION

This house has no foundation and so the floor joists sit both on dirt and stacks of sandstone. The floor joists consist of 2x6s at 24 inches on center, spanning 12 feet. These floor joists have rotted due to slumping, warped, bowed, and are irregular in shape. They currently are only supporting 22% of the required floor load. The floor

sheathing is 1x6 planks installed perpendicular to the joists. There is no shear capacity to the floor.

The applicant proposes to construct a new floor structure as part of this renovation. Staff finds that the proposed material deconstruction of the floor structure is necessary in order to rehabilitate the historic house. As existing, the historic materials are beyond repair and no longer contribute to the structural rigidity or stability of the historic building.

The applicant is proposing to remove the materials that make up this makeshift foundation and replace it with a new poured concrete basement foundation. Staff finds that the proposed material deconstruction of the foundation elements is required for the rehabilitation of the building. Furthermore, the new foundation will further preserve the historic panels and ensure the longevity of this building.

6. PORCH

There are two front porches on this house—one on the 1941-1949 addition and the other on the front of the historic house.

The applicant is proposing to remove the front porch as part of the demolition of the non-historic addition that was constructed between 1941 to 1949. The porch is not historic and staff finds that this proposed material deconstruction is acceptable as the porch does not contribute to the historic integrity or historical significance of the structure or site.

The image below highlights this non-historic porch removal:



The second front porch is located on the c.1906 historic cross-wing house. The location of the front porch appears to be original; however, the materials are not historic. Staff finds that this porch was likely constructed at the same time as the porch on the 1941-1949 addition as it contains the same type of wood posts and concrete slab. The porch roof was also altered at this time as a new roof was constructed over the original cross-wing and over the front porch. The porch rails are contemporary and were added sometime after the 2009 reconnaissance survey photograph was taken for the Historic Site Form.



C.2009 reconnaissance survey photo of the house. Note the metal porch rails that match those on the concrete stairs.



Current photograph of the house showing contemporary wood railing.

The applicant is proposing to reconstruct the historic front porch of the c.1906 cross-wing. In doing so, the applicant will reconstruct the original porch roof that sat beneath the eave of the north-south stem wing. They will also reconstruct a wood porch structure with new wood railings and wood decking materials. The new porch will be reconstructed using materials and details as close to the original design as possible.

The image below highlights the removal of the non-historic porch on the front of the historic cross-wing house:



Staff finds that the proposed material deconstruction to remove the non-historic porch elements is appropriate as these materials do not contribute to the historic integrity or historical significance of the structure. Additionally, the material deconstruction is necessary to restore the front porch to its original c.1906 appearance.

7. DOORS

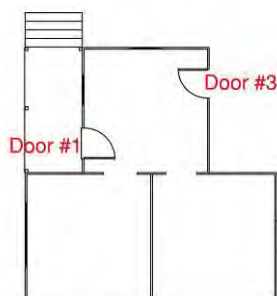
There are only two door openings on the existing house. One is on the 1941-1949 addition to the north; the other is on the west elevation of the historic c.1906 cross-wing house. Neither of the doors are historic and were likely replaced in the 1970s-1980s.

The partial-glass flush wood door on the addition is not historic and will be removed when the addition is demolished (shown as Door #1). Staff finds that this door is non-contributory to the historic integrity or historical significance of the structure.

The door opening on the historic house the only existing one that will remain following the demolition of the non-historic addition (shown as Door #2). There is currently a flush wood door and an aluminum screen door in this opening. The original door has been lost and the applicant finds that the original door opening was reframed in the past. They are proposing to restore this original door opening and install a new door that is consistent with the Design Guidelines. Staff finds that removal of the non-historic flush wood door and aluminum screen door is appropriate as these modifications do not contribute to the historic integrity or the historical significance of the structure. Furthermore, the material deconstruction is required for the restoration of the historic building.

There is a third door opening on the rear elevation of the structure that was uncovered as part of the applicant's exploratory demolition (shown as Door #3). This door opening is currently on the interior of the structure and leads to the enclosed porch space on the rear elevation. The applicant is proposing to restore this door opening and introduce a window-door configuration on the rear elevation that is similar to what may have existed historically. The rear elevation is not visible from the primary public right-of-way (Woodside Avenue). Staff finds that any changes to this elevation will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site. Additionally, the proposed scope of work will not impact the visual character of the neighborhood where the material deconstruction is proposed to occur, or impact the architectural integrity of the building.

The following identifies the door openings to be modified:



This plan illustrates the original T-shape cottage that will be preserved following removal of the 1941-1949 addition to the north and back of the original house.



This façade elevation shows the location of the original door opening on the c.1906 T-shape cottage (#1) and the door on the 1941-1949 addition (#2).

8. WINDOWS

There are a total of 10 windows currently in the house as it exists today. These windows are in generally fair to poor condition and are all replacement windows that

were likely added in the 1970s and 1980s. In some cases, the window openings have been modified.

Staff has highlighted windows on the original c.1906 T-shape cottage as red and clouded those window openings that have been filled in or modified. The blue shaded windows represent those that are on the non-historic additions.



The blue highlighted window forms represent the c.1941-1949 new addition/alterations. The red highlighted window forms represent those portions of the original c.1906 cross-wing that will need to be restored based on physical evidence.

Staff has outlined the modifications to be made to each window below:

- **Window 1:** This is a non-historic window that was likely introduced when the house was upgraded between 1941-1949 as large picture windows were popularized in post-War housing styles. The applicant is proposing to remove this window and replace it with two new double-hung windows that fit the original window opening. Staff finds that the proposed material deconstruction is necessary in order to restore the original c.1906 window configuration.
- **Window 2:** This window is also a non-historic picture window that was likely added between 1941-1949. The applicant is proposing to remove this window and replace it with a single double-hung window that fits the original window opening. Staff finds that the proposed material deconstruction is necessary in order to restore the original c.1906 window configuration.

- **Window 3:** This window is located on the non-historic addition that will be demolished.
- **Window 4:** This window is located on the north elevation of the original cross-wing house. This window was likely added at the same time that the picture windows were introduced and the window opening is not original to the c.1906 house. The applicant will be removing the window and re-siding the opening. Staff finds that this material deconstruction is appropriate as this window does not contribute to the historic integrity or significance of this building.
- **Window 5:** This window is located on the non-historic addition that will be demolished.
- **Window 6:** There are shadow lines in this location depicting the original window opening on the historic house. The applicant proposes to restore this window opening as part of the renovation. Staff finds that this material deconstruction is necessary to restore the original c.1906 window configuration.
- **Window 7:** This window or door opening accesses the attic. The applicant will maintain this opening as an attic door as part of the renovation.
- **Window 8:** This window is located on the non-historic addition that will be demolished.
- **Window 9:** This window is located on the non-historic addition that will be demolished.
- **Window 10:** This window is located on the non-historic addition that will be demolished.

9. SHED

There is a 100 square foot shed on the northeast corner of the property. This shed has not been designated as historic on the City's Historic Sites Inventory. The shed was likely constructed by the Sorensens and it is clad in the same materials as the house. The applicant believes there may be wood lap siding beneath layers of asphalt and asbestos shingle siding. The applicant proposes to remove the siding and restore the original wood siding.

Staff finds that the proposed work will not damage or destroy the exterior architectural features of the subject property that are compatible with the overall character of the historic site. The work on the shed will enhance the historic character of the property.

Recommendation:

Staff recommends the Historic Preservation Board review and discuss the application, conduct a public hearing, and approve the material deconstruction of non-historic and non-contributory materials at 422 Ontario Avenue pursuant to the following findings of fact, conclusions of law, and conditions of approval. This site is listed as Significant on the City's Historic Sites Inventory (HSI).

Finding of Fact:

1. The property is located at 422 Ontario Avenue.
2. The site is designated as Significant on the Historic Sites Inventory.
3. Based on Sanborn Fire Insurance maps and historic research analysis, the house was likely constructed c.1906 by Amelia and Theodore Neimuth. The house first appears on the 1907 Sanborn Fire Insurance Map as a cross-wing with partial-width front porch and rear addition. This rear addition may have originally served as an open porch, but was enclosed by 1907. The overall form of the house remained unchanged through 1941.
4. Elden —~~S~~orty" (1907-1998) and Ella Sorensen (1918-2009) purchased the house in 1941. Between 1941 and 1949, they constructed a side-gable addition to the north half of the historic cross-wing and relocated the front door from the north-south stem wing of the historic house to the addition. When the addition was constructed, a new roof form was built over the addition and historic house, so that only the gables of the historic c.1906 cross-wing were visible. The Sorensens also clad the house first in asbestos shingle siding (prior to 1958) and then later cement shingle siding, rebuilt the porches with concrete foundations and metal and wood handrails, and installed the metal roof.
5. On July 20, 2016, the Planning Department received a Historic District Design Review (HDDR) application for the renovation of the historic house and construction of a new addition at 422 Ontario Avenue; the application was deemed complete on October 17, 2016. The HDDR application is still under review by the Planning Department.
6. The Historic Preservation Board (HPB) approved a request for an exterior exploratory demolition permit under the August 2015 pending ordinance on October 21, 2015.
7. On June 21, 2016, the Board of Adjustment (BOA) granted variances to (1) LMC Section 15-2.2-3 (E), to the required twelve foot (12') side yard setbacks to allow a zero foot (0') setback to the front property line, is hereby granted; (2) LMC Section 15-2.2-3 (H), to the required five foot (5') side yard setbacks to allow a three foot (3') setback to the north property lines, is hereby granted; and (3) LMC Section 15-2.2-5 (A) to the required maximum height of thirty five feet (35') to allow a maximum height of forty-one feet (41') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters is hereby granted.
8. On February 11, 2016, the Planning Commission approved a Steep Slope Conditional Use Permit (SS-CUP) for this project.
9. The proposal to panelize the historic c.1906 cross-wing house complies with LMC 15-11-14 Disassembly and Reassembly of a Historic Building or Structure. Structural Engineer Henry Shen has reported that the house, as existing, would not survive temporary lifting as the exterior walls will not withhold wind, seismic, and gravity loads and the roof and floor joists are operating below capacity; there is no lateral diaphragm for the house. The proposal will prevent the demolition of the historic house and the applicant will preserve eight (8) original wall panels of the historic c.1906 cross-wing form. The Chief Building Official has found that the building is hazardous and dangerous pursuant to Section 116.1 of the International Building Code. Additionally, the Planning Director and Chief Building Official have found that there are problematic or structural conditions preclude temporarily lifting

or moving a building as a single unit; the physical conditions of the existing materials prevent temporarily lifting or moving the building and the disassembly and reassembly will preserve a greater amount of historic materials; and all other alternatives have shown to result in additional damage or loss of historic materials.

10. The applicant proposes to remove a c.2008 boulder and concrete retaining wall in the front yard in order to rebuild it as the front wall of the new basement-level garage; staff finds that this wall is non-contributory to the historic integrity and significance of the site. The applicant will repoint an existing stacked stone retaining wall along the south property line that curves behind the house and into the backyard; any material deconstruction associated with the wall is necessary for its restoration. The applicant also proposes to remove a non-historic wood fence in the side yard as well as concrete and board form retaining walls, two sets of stairs, and a barbed wire fence in the backyard that are not historic and do not contribute to the historic integrity or significance of the site.
11. The applicant proposes to remove alterations made by the Sorensens after 1941 including the 1941-1949 addition to the north of the original cross-wing, an enclosed porch along the rear wall of the historic house, and the roof that was constructed during the 1941-1949 remodel. These additions do not contribute to the historic integrity or historic significance of the structure or site. The material deconstruction is necessary in order to restore the c.1906 cross-wing form.
12. The existing roof consists of a non-historic 1941-1949 roof form that was constructed over the original cross-wing form. The roof consists of corrugated galvanized metal roof panels over plywood sheathing. The structural engineer has found that the roof joists are at 16% capacity of the code. The applicant will use the original roof structure and historic gables to reconstruct the porch. The proposed material deconstruction is necessary for the restoration of the original c.1906 roof form.
13. The original cross-wing house was built using single-wall construction. The exterior of the house is covered in both asbestos siding added in the 1950s and then cement shingles. As part of the disassembly, the applicant will brace the interior of the wall panels with new structure, remove the panels, and then reinstall them atop the new structure. The applicant will remove two layers of non-historic siding and restore the original wood siding. New siding will be milled to match the historic and replaced as necessary. The removal of the non-historic siding materials is appropriate as these do not contribute to the historic integrity or historic significance of the structure and their removal is necessary in order to restore the c.1906 cross-wing's original appearance.
14. The house has no foundation and the floor joists sit directly on dirt and stacks of sandstone. The floor joists have rotted due to slumping, warping, bowing, and their irregular shape. They are only operating at 22% capacity of the required floor load. There is no shear capacity to the floor. The applicant is proposing to reconstruct the existing floor structure and construct a new poured concrete basement foundation. The proposed material deconstruction of the foundation elements is required for the rehabilitation of the building.
15. The front porch on the north half of the house was constructed as part of the addition between 1941-1949. The porch is not historic and the proposed material deconstruction is acceptable as the porch does not contribute to the historic integrity or historical significance of the structure or site.

16. The historic front porch was reconstructed between 1941-1949 as part of the larger renovation of the house. Though it maintains its original location, the materials of the original porch have been replaced by a non-historic concrete slab, wood posts, and even new porch rails. The applicant will reconstruct the original c.1906 wood front porch. The proposed material deconstruction is appropriate as these materials do not contribute to the historic integrity or historical significance of the structure and their removal is necessary to restore the front porch to its original c.1906 appearance.
17. There are two existing door openings on the house—one on the non-historic 1941-1949 addition and the other on the historic house. The door on the north half of the house will be demolished along with the non-historic addition as it is non-contributory to the historic integrity or historic significance of the structure. The door opening on the original cross-wing house will be restored and a new door installed that is consistent with the Design Guidelines. The material demolition of the non-historic door opening and door is appropriate as these modifications do not contribute to the historic integrity or historic significance of the structure and the material deconstruction is required for the restoration of the building.
18. There is a third door opening on the rear elevation of the original cross-wing that was uncovered as part of the applicant's exploratory demolition. The applicant is proposing to restore this door opening and introduce a window-door configuration that is similar to what may have existed historically. The changes will not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site. The proposed scope of work will not impact the visual character of the neighborhood where the material deconstruction is proposed to occur or impact the architectural integrity of the building.
19. There are a total of ten (10) non-historic windows currently in the house. These windows are in fair to poor conditions. The historic wood windows have been lost and the openings have been altered, likely during the 1941-1949 renovation. Staff finds that it is appropriate to remove the non-historic windows on the 1941-1949 addition as these windows do not contribute to the historic integrity or historic significance of the structure. The material deconstruction of the non-historic window openings on the historic house is necessary in order to restore the original c.1906 window configuration.
20. There is a non-historic shed on the northeast corner of the property. This shed is not designated as historic on the City's Historic Sites Inventory. The applicant proposes to remove layers of non-historic siding and restore the original wood siding on the shed. The proposed work will not damage or destroy the exterior architectural features of the subject property that are compatible with the overall character of the historic site.

Conclusions of Law:

1. The proposal complies with the Land Management Code requirements pursuant to the HR-M District and regarding historic structure deconstruction and reconstruction.
2. The proposal meets the criteria for relocation pursuant to LMC 15-11-14 Disassembly and Reassembly of the Historic Building(s) and/or Structure(s) on a Landmark or Significant Site.

Conditions of Approval:

1. Final building plans and construction details shall reflect substantial compliance with the HDDR proposal stamped in on October 14, 2016. Any changes, modifications, or deviations from the approved design that have not been approved by the Planning and Building Departments may result in a stop work order.
2. Where the historic exterior materials cannot be repaired, they will be replaced with materials that match the original in all respects: scale, dimension, texture, profile, material and finish. Prior to replacement, the applicant shall demonstrate to the Historic Preservation Planner that the materials are no longer safe and/or serviceable and cannot be repaired to a safe and/or serviceable condition. The Historic Preservation Planner shall approve the replacement in writing.
3. Should the applicant uncover historic window and door openings that were not documented at the time of the Historic Preservation Board's review, the applicant shall schedule a site visit with the Planning Department and determine if the window or door opening should be restored. Any physical evidence of lost historic window and door openings shall be documented to the satisfaction of the Preservation Planner, regardless of plans for restoration.

Exhibits:

- Exhibit A – HPB Checklist for Material Deconstruction
- Exhibit B – Updated Plans
- Exhibit C – Physical Conditions Report
- Exhibit D – Historic Preservation Plan
- Exhibit E – Shen Engineering Report
- Exhibit F – Chief Building Official's Determination Letter, 2.9.17

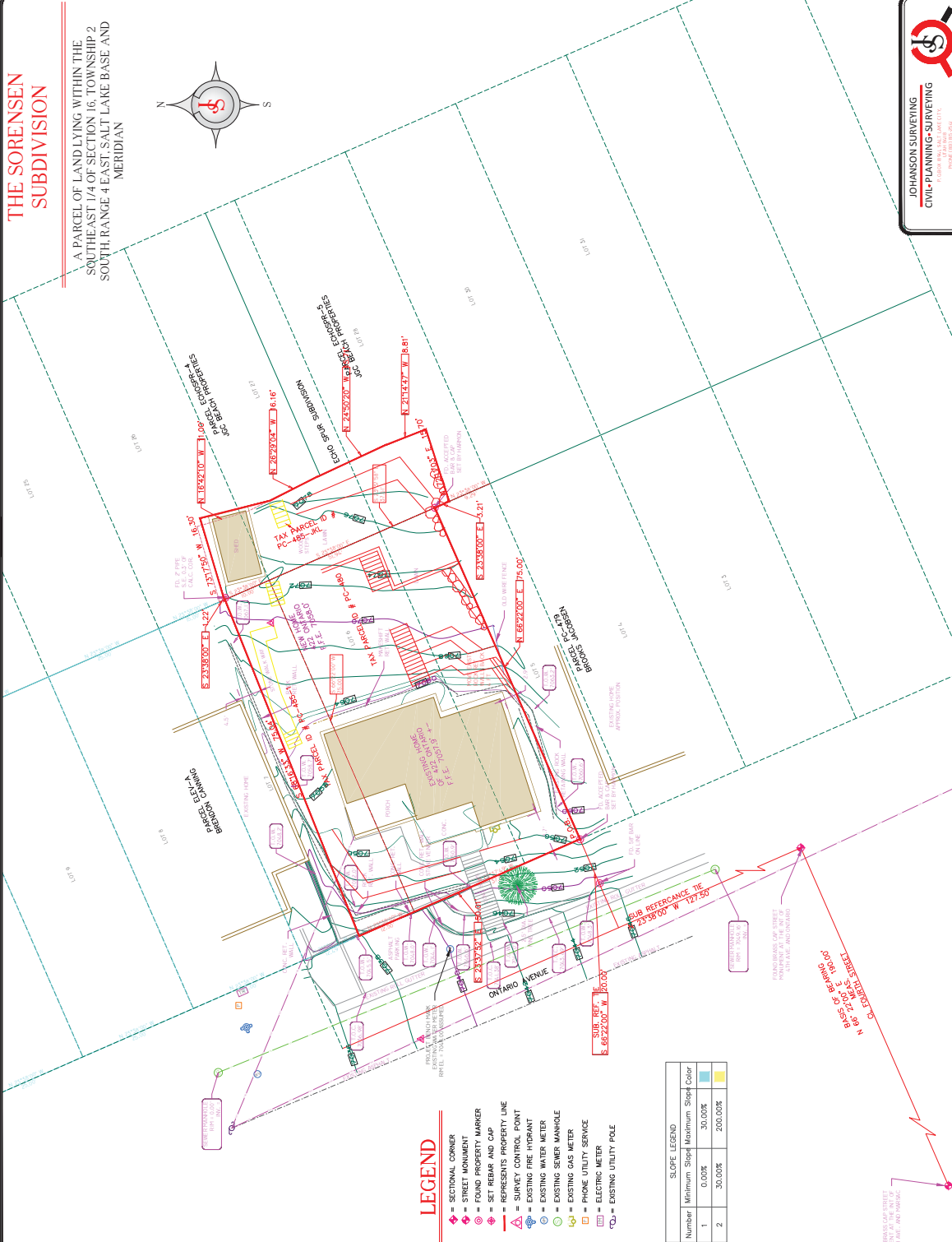
Exhibit A

Historic Preservation Board Material Deconstruction Review Checklist:

1. Routine Maintenance (including repair or replacement where there is no change in the design, materials, or general appearance of the elements of the structure or grounds) does not require Historic Preservation Board Review (HPBR).
2. The material deconstruction is required for the renovation, restoration, or rehabilitation of the building, structure, or object.
3. Proposed exterior changes shall not damage or destroy the exterior architectural features of the subject property which are compatible with the character of the historic site and are not included in the proposed scope of work.
4. The proposed scope of work mitigates any impacts that will occur to the visual character of the neighborhood where material deconstruction is proposed to occur; any impacts that will occur to the historical significance of the buildings, structures, or objects located on the property; any impact that will occur to the architectural integrity of the buildings, structures, or objects located on the property; and any impact that will compromise the structural stability of the historic building.
5. The proposed scope of work mitigates to the greatest extent practical any impact to the historical importance of other structures located on the property and on adjacent parcels.
6. Any addition to a Historic Building, Site, or Structure has been found to be non-contributory to the historic integrity or historical significance of the structure or site.

THE SORENSEN
SUBDIVISION

A PARCEL OF LAND LYING WITHIN THE
SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 2
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND
MERIDIAN



SURVEYOR'S CERTIFICATE

I, Shana Johnson do hereby certify that I am a Land Surveyor, and that I hold certificate No. 70514, as prescribed under the laws of the State of Utah. I further certify that by authority of the State of Utah, I have surveyed and laid out the above described land, and that the same hereinafter to be known as **THE SORENSEN SUBDIVISION**.

The purpose of this survey is to divide the boundaries of the described lot and to combine these lots into one single lot, for the eventual purpose of constructing and building future development.

LEGAL DESCRIPTION

A parcel of land located within the Sorensen Subdivision, as more fully described as follows: Beginning at a point that is 1250 feet South 2238' 00" East from the Southwest corner of Lot 6, Salt Lake Base, of the Park City Survey, on the within the official records of Summit Counties, thence North 23752' West, a distance of 50.01 feet; thence North 88'1633" East, a distance of 73.01 feet; thence North 23500' East, a distance of 122 feet; thence North 72'1750' East, a distance of 15.16 feet; thence South 24520' East, a distance of 15.71 feet; thence South 23500' East, a distance of 8.81 feet; thence South 72'1750' East, a distance of 13.70 feet; thence North 23500' East, a distance of 12.51 feet; thence South 24520' East, a distance of 15.70 feet to the point of beginning.

Containing 4.444 square feet or 0.10 acres, more or less.

OWNER'S DEDICATION

Know all men by these presents that _____ the undersigned owner(s) of the above described tract of land having caused same to be subdivided into lots and streets to be hereafter known as _____

THE SORENSEN SUBDIVISION

On this day of _____ A.D. 20 _____ personally appeared before me _____ who being by me duly sworn did make the foregoing instrument and the same and the foregoing instrument was signed voluntarily for said corporation and for the uses and purposes herein mentioned.

My commission expires: _____

Notary Public

residing at: _____

ACKNOWLEDGMENT

STATE OF UTAH
County of SUMMIT

On the _____ day of _____ A.D. 20 _____ personally appeared before me _____ who being by me duly sworn did make the foregoing instrument and the same and the foregoing instrument was signed voluntarily for said corporation and for the uses and purposes herein mentioned.

My commission expires: _____

Notary Public

residing at: _____

THE SORENSEN SUBDIVISION

A PARCEL OF LAND LYING WITHIN THE
SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 2
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND
MERIDIAN

COUNTY RECORDER#

State of Utah, County of Summit, recorded and filed at the request of _____

Date _____ Time _____ Book _____ Page _____

File # _____ County Recorder

COUNCIL APPROVAL AND ACCEPTANCE

APPROVED AS TO FORM
THIS _____ DAY OF _____, 20____

APPROVED AS TO SUBSTANCE
THIS _____ DAY OF _____, 20____

BY _____ PARK CITY ATTORNEY

BY _____ PARK CITY ATTORNEY

ENGINEERS CERTIFICATE

I FIND THIS PLAN TO BE IN ACCORDANCE
WITH INFORMATION ON FILE IN MY OFFICE
ON THIS _____ DAY OF _____, 20____

BY _____ PARK CITY ENGINEER

BY _____ S.E.W.R.D.

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY
MAP WAS APPROVED BY PARK CITY
COUNCIL THIS _____ DAY OF _____, 20____

BY _____ PARK CITY RECORDER

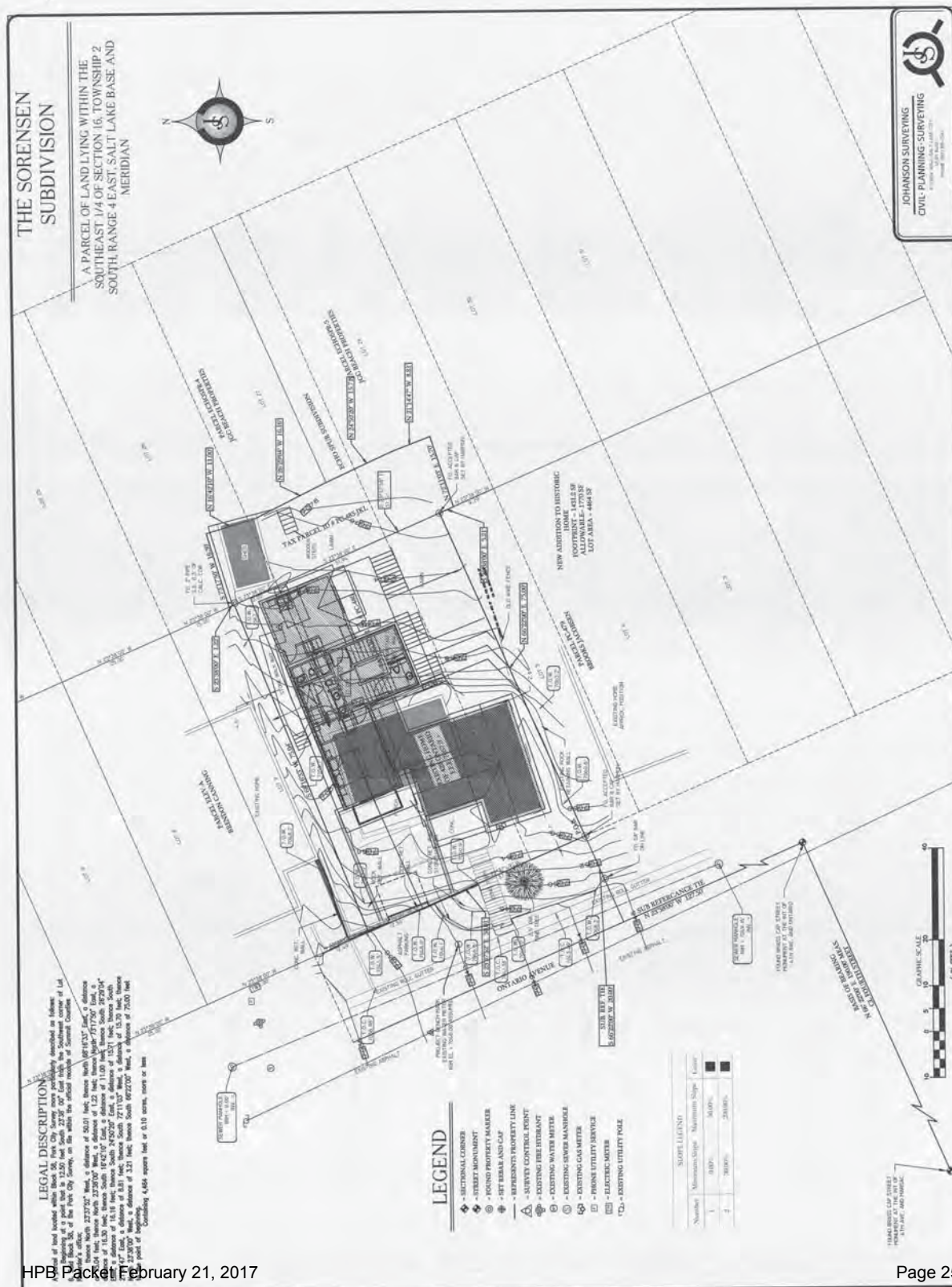
BY _____ Clerk

THE SORENSEN
SUBDIVISION

A PARCEL OF LAND LYING WITHIN THE
SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 2
SOUTH, RANGE 4 EAST, SALT LAKE BASE AND
MERIDIAN



JOHANSON SURVEYING
CIVIL • PLANNING • SURVEYING



William P. Anderson
 Architect
 1000 North 10th Street
 Suite 100
 Phoenix, AZ 85004
 (602) 254-1000
 Fax: (602) 254-1001
 www.williampanderson.com

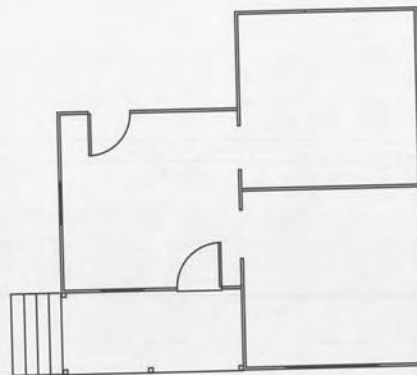
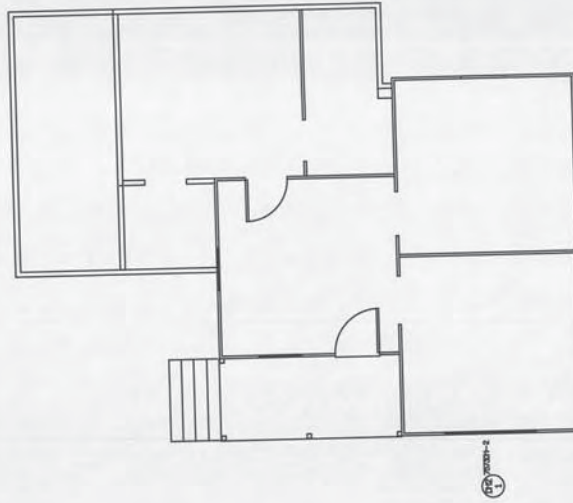
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 EXISTING FLOOR PLAN
 DATE: 02-15-16
 DRAWN BY: WPA
 CHECKED BY: WPA
 JOB NO: 101-00-20-03

X1.1

RECEIVED
 JAN 11 2016
 10:00 AM
 1000 N 10TH ST
 PHOENIX, AZ 85004



1 EXISTING FLOOR PLAN
 X1.1 SCALE 1/8" = 1'-0"



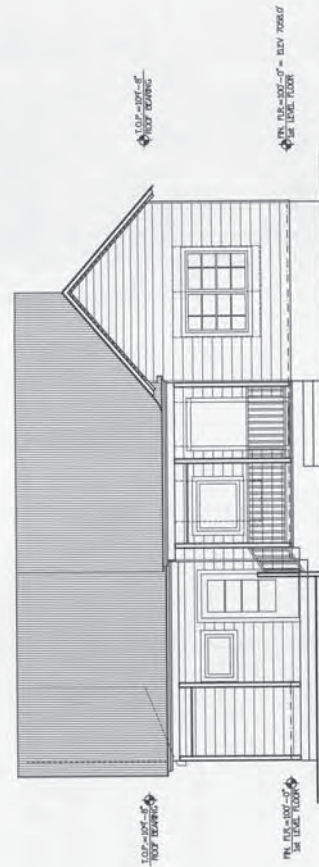
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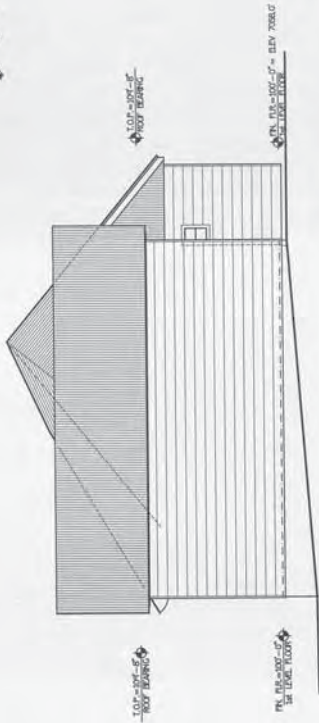


EASTERN RESIDENCE TWO
EXISTING ELEVATIONS
DATE: 02-15-15
DRAWN BY: JHH
CHECKED BY: JHH
02-15-15-02

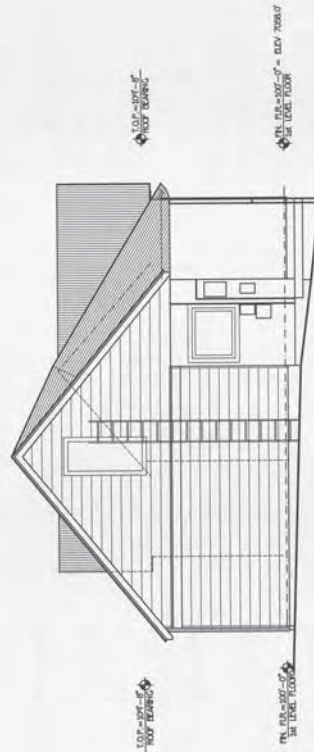
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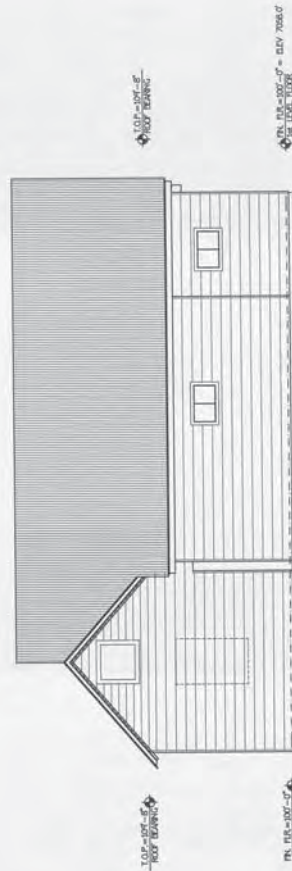
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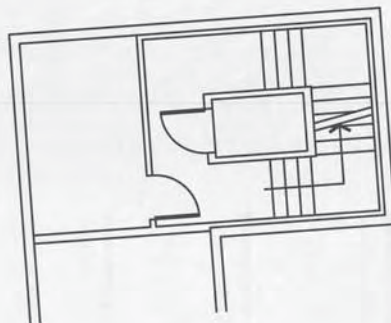
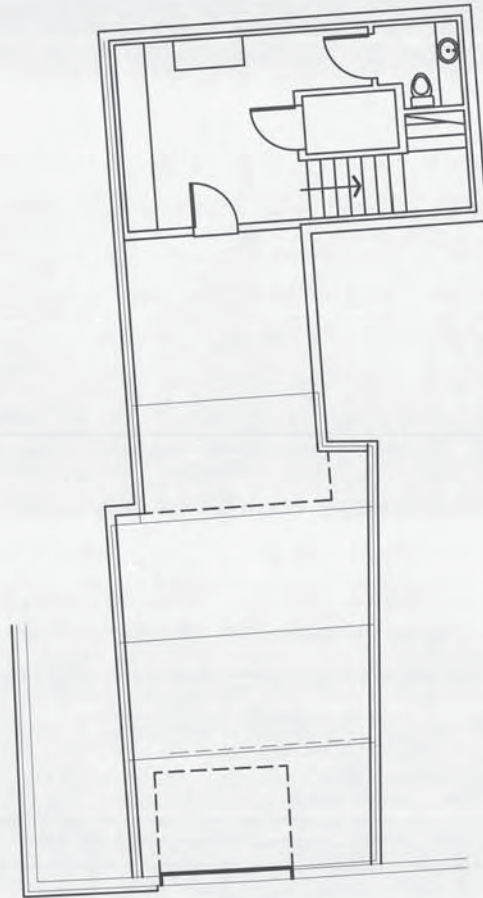
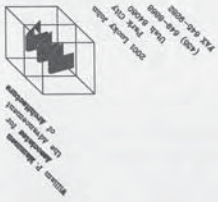
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1 NORTH ELEVATION
A2.2 SCALE 1/8" = 1'-0"



2 EAST ELEVATION
A2.2 SCALE 1/8" = 1'-0"



2 INTERMEDIATE PLAN
PR1 SCALE 1/4" = 1'-0"

GARAGE FUR AREA = 600 SF FHL FUR AREA = 300 SF

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JAN 11 2016
JAN 11 2016

1
PR1
BASEMENT FLOOR PLAN
SCALE 1/8"=1'-0"

PR1

422 ONTARIO RESIDENCE	PRELIMINARY PLAN "A"	DATE: 12-1-10	DRAWN BY: WHT	JOB NO.: 09-15-03
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HPB Packet February 21, 2017

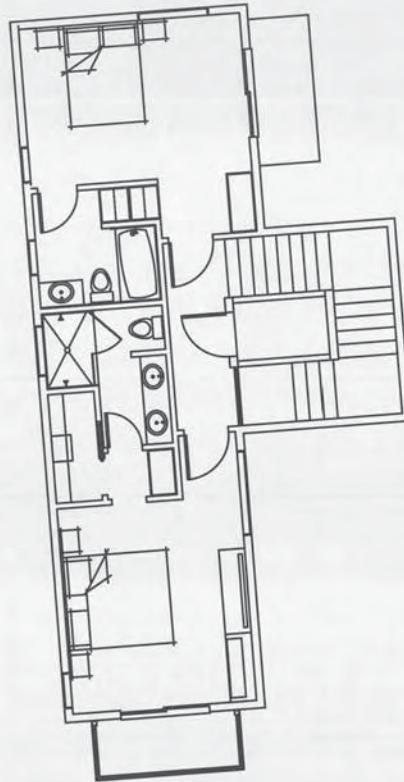
Page 261 of 329

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BOSTON CITY
PLANNING DEPT.

1
PR.3
2nd LEVEL FLOOR PLAN
SCALE 1/8" = 1'-0"



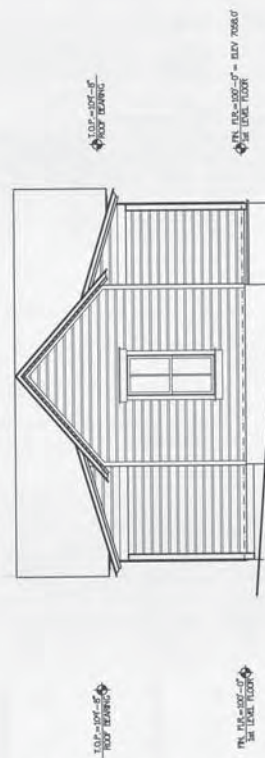
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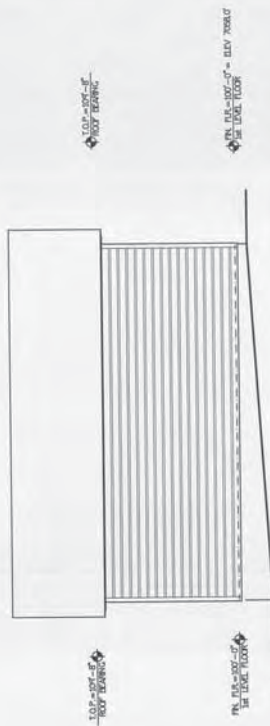
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Journal of Interpersonal Violence



2 EAST ELEVATION
A22 SCALE 1/4" = 1'-0"



1 NORTH ELEVATION
A2.2
SCALE 1/4" = 1'-0"



1 SOUTH ELEVATION
A2.1
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
A2.1
SCALE 1/8" = 1'-0"

100% Linear Scale
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NEW EXTERIOR ELEVATIONS
NORTH & EAST
DATE: 02-15-16
DRAWN BY: JH
CHECKED BY: JH
JOB NO: 00-00-00

A2.3

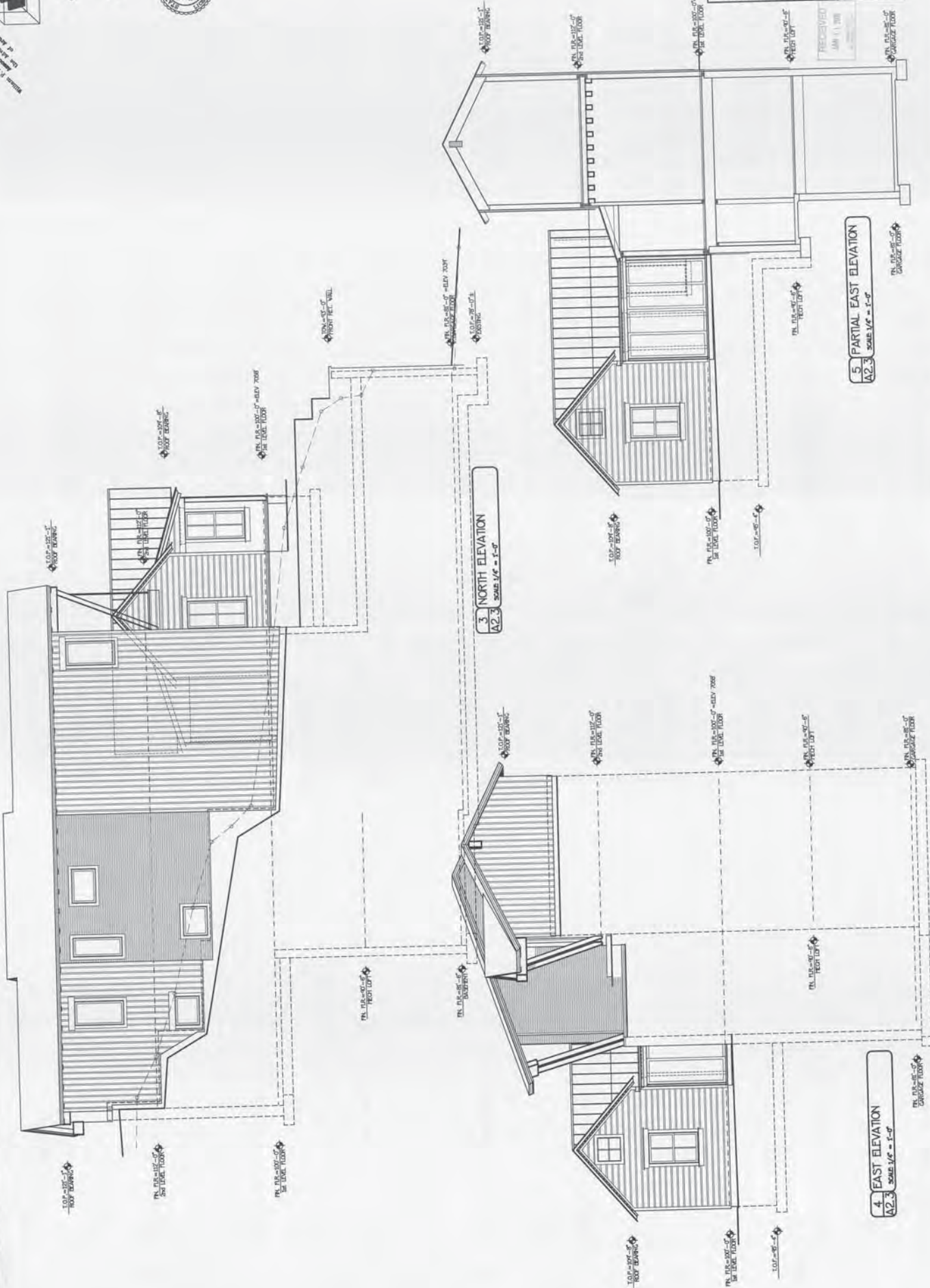
RECEIVED
JAN 11 2016

HPB 02-15-16
CONTRACT NO. 00-00-00

5 PARTIAL EAST ELEVATION
A2.3 SCALE 1/8" = 1'-0"

4 EAST ELEVATION
A2.3 SCALE 1/8" = 1'-0"

3 NORTH ELEVATION
A2.3 SCALE 1/8" = 1'-0"



PHYSICAL CONDITIONS REPORT

Photo #1

Existing front door in non-historic addition and original porch that has been reconstructed. Old front door does not fit original opening. All the existing windows do not fit the original openings.



Photo #2

Location of original front door and porch. Front door does not fit original opening. The porch is a reconstruction that has not followed the historic detailing at all. Note the concrete steps in front of the door going nowhere.



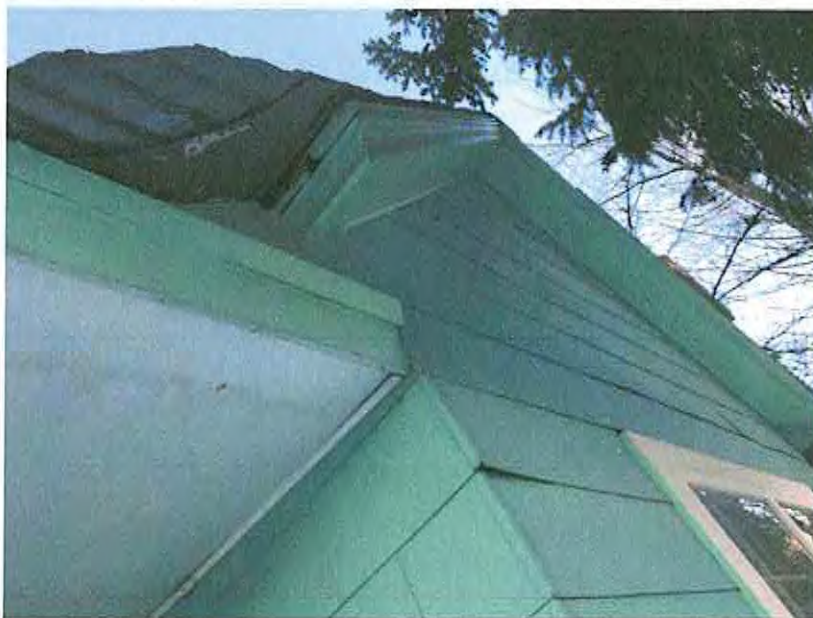
Photo #3

The original grade meets the street at the south end of the property. The retaining walls have all been built in the 1950's and in 2008.



Photo #4

The existing front porch is located where the origin porch was located but it has been reconstructed without any sensitivity to its historic construction.

*Photo #5*

The existing porch on the north end was added in the 1970's. The construction is not sympathetic to the historic nature of the original house.



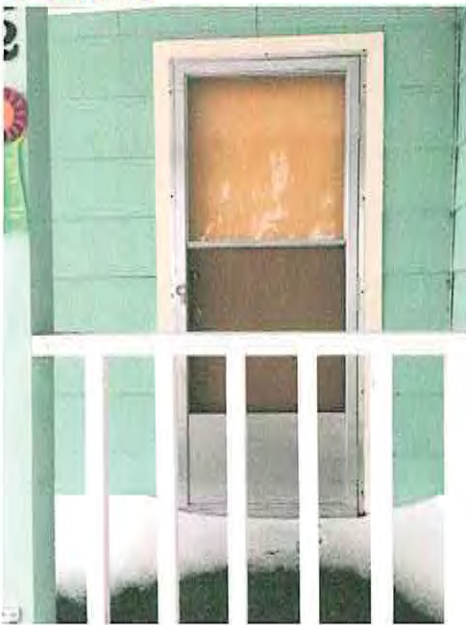


Photo #6

The existing door #1 located where the historic front door was located.

Photo #7

The location of the historic front door and windows. The construction is not sympathetic to the historic nature of the original house and the opening sizes have been modified .



Photo #8

Inside the front room it is evident that the front windows have been changed.



Photo #9

Opposite walls of Front room, West & North.

*Photo #10*

South & east walls of entry (Original kitchen)

*Photo #11*

North & west walls of entry.



Photo #12

North & east walls of kitchen/dining.
(Not historic)

*Photo #13*

South and west wall of kitchen/dining.
(Not historic)

The doorway into the entry room is historic. The historic NE corner is visible.

*Photo #14*

This photo shows how the original 1906 walls are beginning to rot at the floor line where the finish grade on the exterior is higher than the floor elevation.



PHYSICAL CONDITIONS REPORT

1A. Site Design

Element/Feature: Ontario Street Elevation

This involves: ☒ An original part of the building
☒ A later addition

Estimated date of Construction: 1906-2008

Describe existing feature:

Ontario Ave sits below the property along its western side. The floor of the existing house is 14 to 20 feet above the elevation of the street as the street slopes from south down to the north. The existing grade slopes down to the street R.O.W at the south property line. Then there is a concrete block retaining wall which was constructed in the 1950's for about 20 ft. This wall ends at a concrete stairway going straight up to the house perpendicular to the street. This oo was built in the 50's. North of the stairs is a new retaining structure and planters that were built about 2008. This includes a bare concrete retaining wall constructed along a portion of the west property line that has a sloping top. Above the concrete wall a stone retaining wall sits. It is formed from large imported boulders which bring the finished grade up to about 2 feet below the existing floor elevation. While the walls along the street are not historic, the grade south of the concrete stairs is very historic. A large Pine tree that is over 100 years old sits between the street and the house within the street R.O.W. This indicates that the hillside in that portion of the lot has been relatively undisturbed for that period of time.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The existing concrete wall is a stark reminder that the wall is relatively new.

The large boulder retaining wall similarly looks non-historic and a little out of place.

The landscaping has been neglected for years and the only things growing are weeds with the notable exception of the large evergreen tree.

Photo Numbers: 15, 22 Illustration Numbers: _____



PHYSICAL CONDITIONS REPORT

1B. Site Design

Element/Feature: Rear Yard

This involves: ☒ An original part of the building
☒ A later addition

Estimated date of Construction: 1906-2008

Describe existing feature:

The property naturally slopes from the south down to the north and from the east down to the west. The original house built in 1906 was built about 2 feet higher than the then existing grade on the south end and the property was leveled off to create a building pad for the house by constructing a stone retaining wall along the south property line that curved around the back of the house about 3 feet away from the house. The yard then sloped up to the east with a gentle slope that could be mowed. It is a pleasant backyard that gets lots of sunshine.

When the additions were made to the original house, a new and taller retaining wall had to be built. This was built much more recently and is distinguished by steel poles and horizontal wood boards. The top of this wall is about 8 feet higher than the floor elevation. The grade at the bottom of the slope is actually higher than the floor elevation. The space between the existing non-historic addition and the wall is less than 24" in some places.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☒ Poor

The existing stone wall is in surprisingly good condition but has been neglected for years and needs to be cleaned up and tucked.

The newer wall is showing that it has moved since it was built and is structurally insufficient to protect the house especially since there is no footing and the grade against the house has to be brought down so it is lower than the finish floor level.

The slope of the yard makes it largely unusable. The owner would like to terrace the yard to create pockets of useable yard.

Photo Numbers: 20, 21, 22 Illustration Numbers: _____

PHYSICAL CONDITIONS REPORT

2A. Structure

Element/Feature: The original 1906 'T' house

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of Construction: 1906

Describe existing feature:

The interior finishes on the walls and ceiling on the interior have been removed to expose the original structure. It consists of a wood framed structure. The floors are basically 2 x 6's @ 24" oc spanning 12 ft. The exterior walls are overlapping 1 x 12 planks installed vertically and nailed to each other. On the exterior 1 x 6 drop lap siding has been installed horizontally. On the interior a layer of cardboard was installed which was covered with several layers of wallpaper all of which have been removed. The interior walls are similar to the exterior walls starting with the overlapping 1 x 12 vertical planks but there is no wood siding. Just cardboard and wallpaper on both sides of the walls. The roof structure consists of 2 x 4's at 24" oc sloping up to the ridge line. There is no ridge board. The 2 x 4's each have opposing 2 x 4's connected inline and sloping back down to the opposite wall. There are spaced 1 x 6 planks perpendicular to the 2 x 4's and the original wood shingle roof installed on top of the planks. There is no foundation.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

There is no foundation.

The 2 x 6 floor joists are rotting in some places where they are in contact with the dirt. They are warped, bowed and irregular. They are supporting only 22% of the required floor load. The floor sheathing is 1 x 6 planking installed perpendicular to the joists. There is no shear capacity to the floor.

The exterior walls are not adequate for wind, seismic or gravity loads.

The roof has less than 16% of the required capacity. It must be replaced with a new framed roof. The roof north of the original ridge line has been buried under roof structure from later additions. The original structure is intact.

The finish grade at the south rear and rear of the house is at or above the finish floor elevation.

Photo Numbers: 23, 24, 25

Illustration Numbers: 1 & 2

Note in Photo #14 of the Original South wall of the Historic 'T' where the exterior grade is higher than the floor, the floor is rotten and the rot has begun to travel up the original wall. There is no structural connection between the wall and the floor.



PHYSICAL CONDITIONS REPORT

2B. Structure

Element/Feature: The Non-historic Additions

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of Construction: 1930
/1955/1975

Describe existing feature:

Sometime in the 1930's the rear porch of the historic 'T' building was enclosed. The evidence of this is still visible in the floor plan as it exists and in the floor and roof framing. Later in the 1950's the house was further expanded to the east and north with a porch constructed on the north end of the building. This can be seen in the pictures from the attic. This old structure is still there.

Later, probably in the 70's, the north porch was enclosed and anew porch on the west side was built. The new forced air furnace system was also installed and a new roof was built that covered the original roof and the modified roof from the 1930's. The old roof of the north porch is still there as the floor of the existing attic.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

There is no foundation.

The 2 x 6 floor joists are rotting in some places where they are in contact with the dirt. They are warped, bowed and irregular. They are supporting only 22% of the required floor load. The floor sheathing is 1 x 6 planking installed perpendicular to the joists in some places and plywood in others. There is no shear capacity to the floor. The floor is not level.

The exterior walls are not adequate for wind, seismic or gravity loads.

The roof has less than 25% of the required capacity. It must be replaced with a new framed roof. The roof north of the original ridge line has been buried under roof structure from later additions. The original structure is intact.

The finish grade at the rear of the house is above the finish floor elevation.

Photo Numbers: 15, 16, 17, 18, 19, Illustration Numbers: 1 & 2



PHYSICAL CONDITIONS REPORT

3. Roof

Element/Feature: Existing roof

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of Construction: 1975

Describe existing feature:

The existing roof is corrugated galvanized steel over plywood sheathing on 2 x 6's at 24" oc. The only portion of the historic 1906 roof that is visible is the south end of the building where the original gable can be seen.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

It is only 12 to 16% of the required structural capacity. It probably has not collapsed only because there is no real insulation in the attic so snow has not been able to build up on the roof.

Besides being structurally inadequate, the existing roof totally obscures the original historic structure. The porch roof was replaced and is not original. The roof fascia has all been replaced except for the gable ends of the original historic 'T' along with the south facing eave. These, though, are very worn and weathered and have dry rotted and much of the original material is gone.

Photo Numbers: 23, 25, 26

Illustration Numbers: _____



PHYSICAL CONDITIONS REPORT

4. Chimney

Element/Feature: Chimney

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of Construction: 1955

Describe existing feature:

There is no chimney on the house except for a class 'B' metal flue close to the north gable that is not connected to anything.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

There is evidence of the original flue and brick chimney. As was often the case, originally there was a wood burning stove with a metal flue up into the attic. In the attic a brick chimney was built that extended out above the roof. At some point in time the wood burning stove was removed and the brick chimney also was removed. The platform that the brick chimney sat on is still visible and the patch in the original roof structure bears evidence to the former location of a square chimney.

Photo Numbers: 10 Illustration Numbers: _____



PHYSICAL CONDITIONS REPORT

5. Exterior Walls

Element/Feature: Exterior Walls

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of Construction: 1975

Describe existing feature:

The exterior walls are all asbestos shingles painted pale green over old asphalt simulated brick siding. Most of the house has 1 x 6 drop wood siding installed horizontally over the studs or original walls. Some of the walls may not have any wood siding.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The existing siding is not historic. The siding beneath the existing siding is not historic. The wood siding is historic but has been damaged by nailing two layers of siding over it. The two layers of siding will have to be removed. The wood siding that is on the non-historic exterior walls does not exactly match the historic lap siding but it is close.

The owner will salvage any wood siding from walls that are not historic. This may be used in interior portions of the building. New wood siding will be milled to match the existing historic wood siding where needed. Fortunately, most of the historic walls have the original wood siding largely intact. Most of the damaged siding is on the non-historic portions of the house.

Photo Numbers: 16, 19, 23 Illustration Numbers: _____



PHYSICAL CONDITIONS REPORT

6. Foundation

Element/Feature: Foundation

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of Construction: 1906

Describe existing feature:

There is no foundation under any part of the house. There is a plywood skirt at the base of the house in the front to cover the gap between the ground and the floor where the existing grade is below the floor.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

To install a foundation, the existing structure has to be moved. The options are to "Lift" the existing structure as has been done elsewhere or to "Panelize" it.

Lifting the structure in this case would be very risky. The walls and roof do not have the required strength to support themselves. The house is literally like a stack of cards that is warped and out of plumb. To install a support structure that could hold it together so that it could be lifted would also hold it in its warped and out of plumb condition. Furthermore the house sits 20 feet above the street level. Even if it could be lifted, which is doubtful, it would be sitting up on a hillside, very exposed for at least 3 months. If severe weather occurred or even a minor earthquake, everything could be lost in an instance.

It is much safer to support each wall individually and remove them from the site. This will:

1. Guarantee preservation,
2. Allow the new structure to be built precisely to the proper dimensions, plumb and square,
3. Allow the exterior walls to be built with proper weather barrier and insulation which will protect the exterior finish into the future,
4. Allow the maximum amount of protection and preservation of the existing historic portions of the structure.

Photo Numbers: 24 Illustration Numbers: _____



PHYSICAL CONDITIONS REPORT

7. Porches

Element/Feature: Porches

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of Construction: 1955

Describe existing feature:

There are 2 porches existing on the house as it sits today. There is the reconstruction of the historic porch that was part of the original house. While this is in the original location, the roof has been reconstructed and the posts and railing are new. The historic approach to the porch was from the west and that has been changed to approach from the east.

There is a second porch that was added in the 1950's that created a new front door to the house. This porch has a concrete slab on grade floor .

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The original porch, while in the correct location has been reconstructed so that the roof does not follow the original roof line and the steps up to the porch are not in the historic location. The entire structure has been rebuilt in a way that is very insensitive to the historic nature of the house.

The new porch is totally inconsistent with the historic nature of the house. The exterior wall bisects the original wall so the historic window has been removed and replaced with a non-historic window. The historic front door has been removed and replaced with a simple flush wood door. There is a new front door to get in and out of the house that has an aluminum screen door and a flush wood door. The concrete slab on grade has heaved since there is no foundation.

Photo Numbers: 15, 16, 17, 19 Illustration Numbers: 1



PHYSICAL CONDITIONS REPORT

8. Mechanical System, Utility Systems, Service Equipment & Electrical

Element/Feature: Utilities

This involves: ☐ An original part of the building
☐ A later addition

Estimated date of Construction: 1955

Describe existing feature:

The original house was built with no electricity, no natural gas and no indoor plumbing.

The electrical system in the house now was added in the 1950's. The forced air system that has now been removed was installed in the 1970's. Natural gas was added at some time and perhaps when the forced air system was installed in the 70's.

The indoor plumbing has parts that date back to the 1950's and some that was sometime earlier.

All electrical wiring, plumbing and mechanical systems on the interior have been removed as of this time.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☐ Poor

The electrical supply from the utility comes in overhead into a rain head connection on the roof. This will be relocated onto the proposed addition or underground if that can be arranged.

Photo Numbers: _____ Illustration Numbers: _____



11. Interior Photographs

Use this section to describe interior conditions. Provide photographs of the interior elevations of each room. (This can be done by standing in opposite corners of a square room and capturing two walls in each photo.)

Element/Feature: Interior arrangement

This involves: ☒ An original part of the building
☒ A later addition

Estimated date of construction: 1906, 1955, 1970

Describe existing feature:

There are no historic elements remaining in the house. The original walls of the historic 1906 'T' house are intact but holes in walls have been removed (filled in) and new openings cut in.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Photo 7 shows the exist West Wall of the original kitchen. Note that the front door doesn't fit the original opening and the exist. wldw does not fit the orig. window - this is true for every wldw.
Photo 8 shows the West and South walls of the original front room.
Photo 9 shows the East and North walls.
Photo 10 shows the South and East walls of the original kitchen - Note hole for flue.
Photo 11 shows the North and West walls.

Photo Numbers: 7, 8, 9

Illustration Numbers: _____

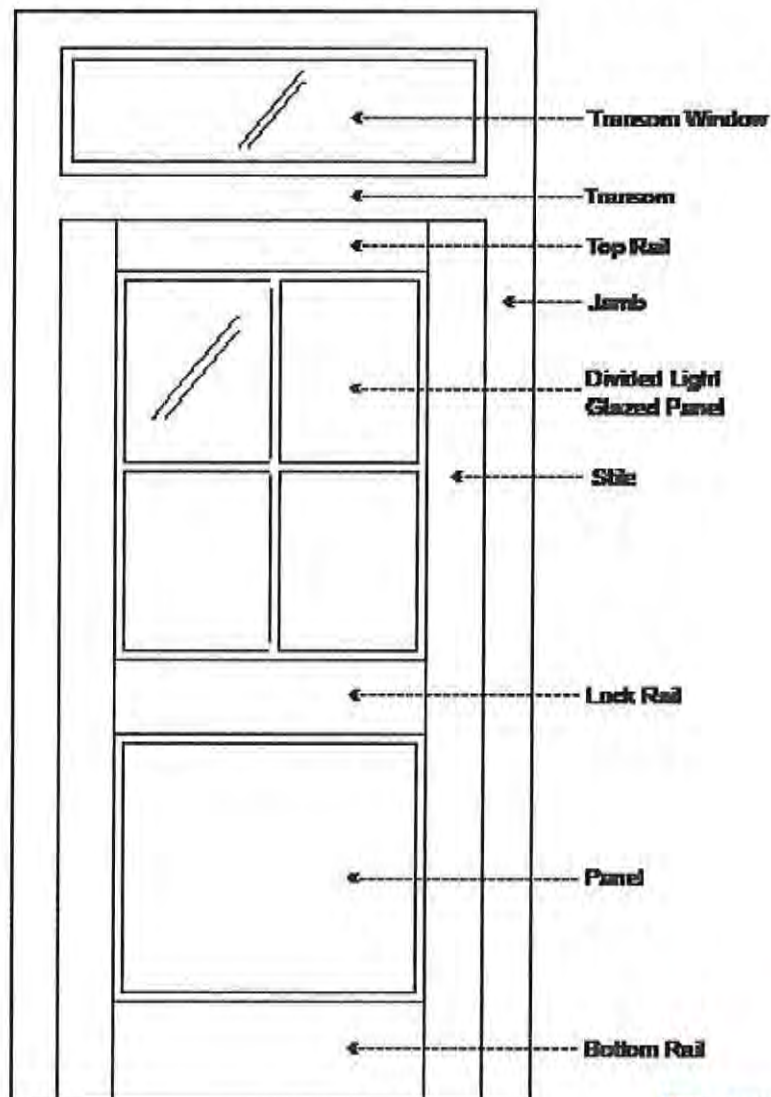
Photo 12 shows the East and North walls of the Non-historic additions
Photo 13 shows the South and West walls of the Non-historic addition and
Also the NE corner of the original Historic 'T'

9. Door Survey

Basic Requirements

1. All door openings on the exterior of the structure should be assigned a number and described under the same number in the survey form. Doors in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each exterior door in detail, referring to specific parts of the door. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the door unit and associated trim. Broken glass and normal wear and tear are not necessarily grounds for approving replacement.
4. The condition of each door should be documented based on the same criteria used to evaluate the condition of specific elements and features of the historic structure or site: Good, Fair, Poor.

Don't forget to address service, utility, and garage doors where applicable.



If you have questions regarding the requirements of this application or otherwise please contact a member of the Park City Planning Staff at (435) 619-5060 or visit us online at www.parkcity.org. Updated 10/2014



Door Survey Form

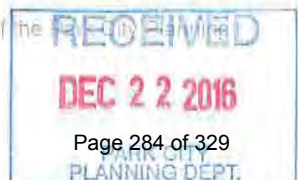
Total number of door openings on the exterior of the structure: 4
 Number of historic doors on the structure: 3
 Number of existing replacement/non-historic doors: 3
 Number of doors completely missing: 3

Please reference assigned door numbers based on the Physical Conditions Report.

Number of doors to be replaced: 3

Door #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Fair	The original front door has been removed and the opening reframed		N
1	Good POOR	Original opening can be restored		Y
1B	Fair	METAL STORM DOOR		N
2	Fair POOR	Original opening can be restored		Y
3	Fair	New door Entry Alcove		N
4	Fair	New Front Door		N
4B	Fair	Wood STORM DOOR		N
5	Fair	NEW DOOR TO ATTIC		N
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

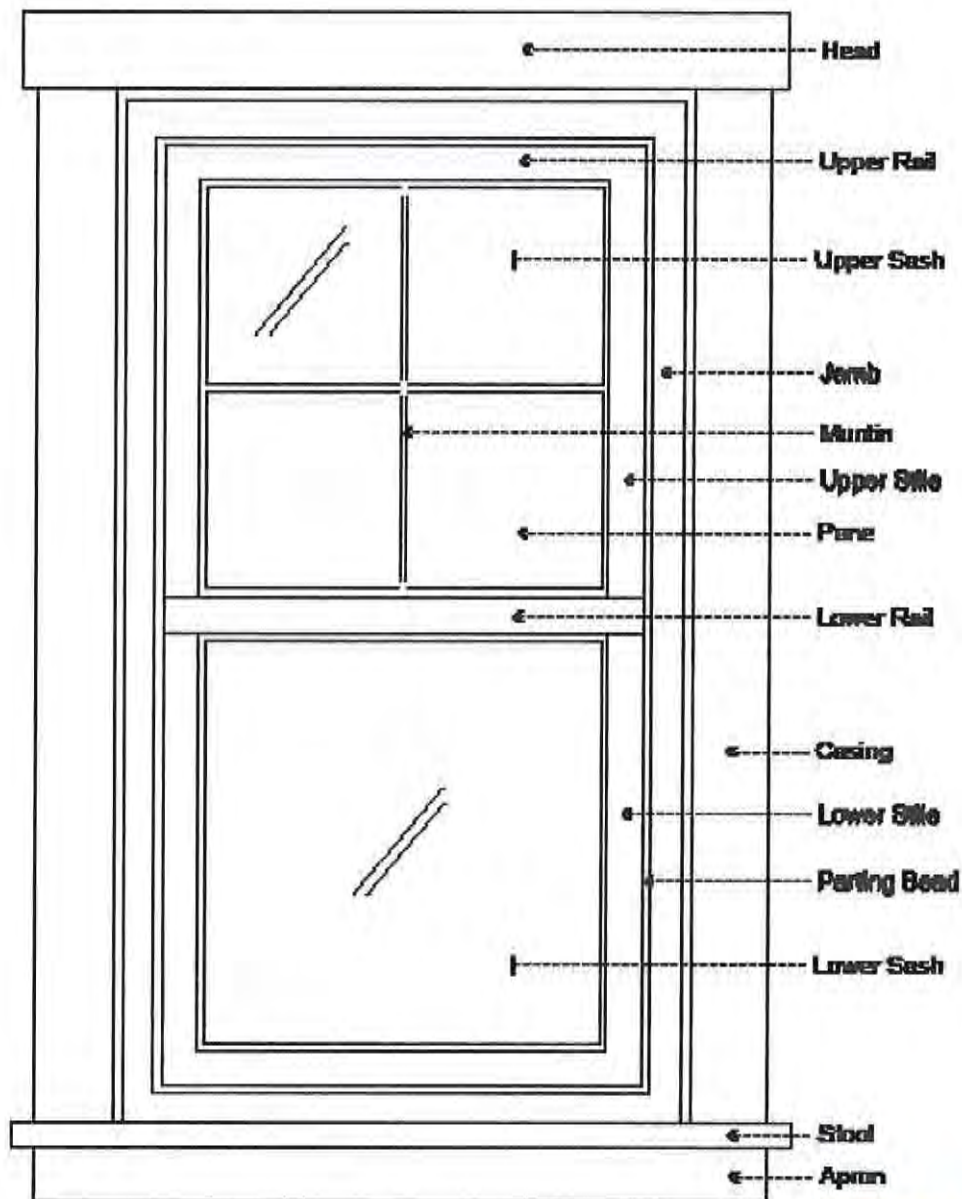
If you have questions regarding the requirements on this application or process please contact a member of the Staff at (435) 815-5060 or visit us online at www.parkcity.org Updated 10/2014



10. Window Survey

Basic Requirements

1. All window openings on the structure should be assigned a number and described under the same number in the survey form. Windows in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each window in detail, referring to specific parts of the window. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the window unit and associated trim. Broken glass and windows that are painted shut alone are not grounds for approving replacement.



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 616-5000 or visit us online at www.parkcity.org. Updated 10/2014

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PARK CITY PLANNING DEPT.

Window Survey Form

Total number of window openings on the exterior of the structure: 10
 Number of historic windows on the structure: 0
 Number of existing replacement/non-historic windows: 10
 Number of windows completely missing: 2

Please reference assigned window numbers based on the Physical Conditions Report.

Number of windows to be replaced: _____

Window #:	Existing Condition (Excellent, Good, Fair, Poor):	Describe any deficiencies:	Photo #:	Historic (50 years or older):
1	Fair	Replacement		N
2	Fair	Replacement		N
3	Fair	Replaced in Attic		N
4	Fair Poor	Missing window		Y
5	Fair	Replacement		N
6	Fair Poor	Replacement		N
7	Fair	New wdw		N
8	Fair	New wdw		N
9	Fair	New wdw		N
10	Fair	New wdw		N
	Fair			
	Fair			
	Fair			

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org Updated 10/2014



PARK CITY MUNICIPAL CORPORATION
PLANNING DEPARTMENT
445 MARSAC AVE - PO BOX 1480
PARK CITY, UT 84060
(435) 615-5060



HISTORIC PRESERVATION PLAN
For Use with the *Historic District/Site Design Review Application*

For Official Use Only	
PLANNER: _____	APPLICATION #: _____
	DATE RECEIVED: _____
PLANNING DIRECTOR APPROVAL DATE/INITIALS: _____	CHIEF BUILDING OFFICIAL APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☐ LANDMARK ☐ SIGNIFICANT DISTRICT: _____

NAME: William Mammen, Mammen Associates Architecture

ADDRESS: 422 Ontario Ave

TAX ID: PC -485-1 and PC-480 OR

SUBDIVISION: Sorenson Subdivision OR

SURVEY: _____ LOT #: 5, 6, 7, 26, 27, 28 ^{Parts of} BLOCK #: 58 P.C.S.

APPLICANT INFORMATION

NAME: William Mammen

PHONE #: (435) 649 - 8868 FAX #: (435) 645 - 9282

EMAIL: mammenarch2@cs.com



If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

HISTORIC PRESERVATION PLAN

1A. Site Design

Element/Feature: Ontario Street Elevation

This involves: ☒ An original part of the building
☒ A later addition

Estimated date of Construction: 1906-2008

Describe existing feature:

Ontario Ave sits below the property along its western side. The floor of the existing house is 14 to 20 feet above the elevation of the street as the street slopes from south down to the north. The existing grade slopes down to the street R.O.W at the south property line. Then there is a concrete block retaining wall which was constructed in the 1950's for about 20 ft. This wall ends at a concrete stairway going straight up to the house perpendicular to the street. This oo was built in the 50's. North of the stairs is a new retaining structure and planters that were built about 2008. This includes a bare concrete retaining wall constructed along a portion of the west property line that has a sloping top. Above the concrete wall a stone retaining wall sits. It is formed from large imported boulders which bring the finished grade up to about 2 feet below the existing floor elevation. While the walls along the street are not historic, the grade south of the concrete stairs is very historic. A large Pine tree that is over 100 years old sits between the street and the house within the street R.O.W. This indicates that the hillside in that portion of the lot has been relatively undisturbed for that period of time.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☒ Good ☐ Fair ☐ Poor

The design of the preservation and the addition to the historic structure has been done while also trying to preserve as much of the historic quality of Rossi Hill and the immediate surroundings. While much excavation will be required to install a new foundation under the historic structure and to also add a garage, the original grading is to be preserved as much as possible. The existing concrete retaining wall will be covered in stone veneer. The existing large boulder retaining walls will be replaced with drystack rock retaining walls similar to that which is historic.

The entire feel of the original hillside as well as the setting of the original house is to be restored.

Photo Numbers: _____ Illustration Numbers: Site Plan

HISTORIC PRESERVATION PLAN

2A. Structure

Element/Feature: Historic Walls

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of Construction: 1906

Describe existing feature:

The original house was built with no foundation.
The original walls are 2 layers of 1 x 12's with exterior siding. No weatherproof barrier, no shear capacity, no insulation. The electrical system was added in the 1950's. The forced air system that has now been removed was installed in the 1970's. The restored structure will have to have all these things incorporated into the existing shell of the historic structure.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The only way to safely preserve the historic walls is to remove the non-historic asbestos siding and the asphalt siding beneath that and expose the historic 1 x 6 drop lap wood siding. We would then brace the existing from top to bottom and from side to side with a new 2 x 4 frame. The frame would be screwed to the existing walls from the inside so the fasteners would not penetrate the exterior skin.

The walls would each be braced before removing the non historic walls or the roof structure.

Once the roof was removed, the walls would be labeled and taken down one at a time by disconnecting them only at the corners. The 8 walls would be stacked on a flat bed and taken to Peoa to be safely stored. The 8 walls are identified in figure 6.

Detail 1/X1.1 (fig. 9) shows the condition at the wall corner. This detail shows how the existing walls currently sit in relation to one another. This detail also shows how the new structure will be built so the wall panels come back together as the exterior skin of the new structure. This will allow proper weather barrier to be constructed in the new wall. Shear will be provided as well as insulation. This will help preserve the existing historic walls. They will no longer be subject to the deteriorating effects of mold and mildew.

Details 2 thru 5/X11.1 (fig. 10 & 11) show how the walls will be reinstalled on the new structure to be constructed in the exact dimensions of the original walls. All the exterior walls will be reinstalled in their original position. By dismantling the original walls and reinstalling them it will be possible to not simply preserve the walls as would happen if the new structure was constructed while the walls were in place, but the walls will be constructed in a manner that is in keeping with best practice for thermal and moisture protection of the exterior siding. This will protect the structure well into the foreseeable future.

Photo Numbers: _____ Illustration Numbers: 5, 6, 9, 10 & 11

HISTORIC PRESERVATION PLAN

3. Roof

Element/Feature: Existing roof

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of Construction: 1975

Describe existing feature:

The existing roof is corrugated galvanized steel over plywood sheathing on 2 x 6's at 24" oc. The only portion of the historic 1906 roof that is visible is the south end of the building where the original gable can be seen.

The roof structure will be entirely replaced using the existing 2 x 4 roof framing that still exists over the historic structure and under the multiple layers of added roof structure. The result will be a restoration of the historic structure. To distinguish the historic house from any and all addition, we propose to use a flat seam metal roof on the historic structure and a different roofing material on the addition. The only exception to this would be a small portion of roof that ties the old back porch to the new building. This will only be visible from the rear and only to someone on site. It will allow moisture protection continuity as well as to help tie the new and old structures together.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

It is only 12 to 16% of the required structural capacity. It probably has not collapsed only because there is no real insulation in the attic so snow has not been able to build up on the roof.

Besides being structurally inadequate, the existing roof totally obscures the original historic structure. The porch roof was replaced and is not original. The roof fascia has all been replaced except for the gable ends of the original historic 'T' along with the south facing eave. These, though, are very worn and weathered and have dry rotted and much of the original material is gone.

As was mentioned above the old original 2 x 4 frames will be used to guarantee the geometry of the restored historic structure will match the original.

Photo Numbers: _____ Illustration Numbers: 7 & 8

HISTORIC PRESERVATION PLAN

5. Exterior Walls

Element/Feature: Exterior Walls

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of Construction: ^{1906 and}
1975

Describe existing feature:

The exterior walls are all asbestos shingles painted pale green over old asphalt simulated brick siding. Most of the house has 1 x 6 drop wood siding installed horizontally over the studs or original walls. Some of the walls may not have any wood siding.

The walls will be preserved and restored. Prior to dismantling the structure, the non-historic finishes will be removed. This will decrease the weight and make it easier to move the existing walls.

After the historic walls are remounted to the new structure it will be possible to level them and remove any twist or settling that exists currently. The wood will be restored and missing or rotten pieces of wood will be replaced by new wood milled to exactly match the historic siding and trim.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The existing siding is not historic. The siding beneath the existing siding is not historic. The wood siding is historic but has been damaged by nailing two layers of siding over it. The two layers of siding will have to be removed. The wood siding that is on the non-historic exterior walls does not exactly match the historic lap siding but it is close.

The owner will salvage any wood siding from walls that are not historic. This may be used in interior portions of the building. New wood siding will be milled to match the existing historic wood siding where needed. Fortunately, most of the historic walls have the original wood siding largely intact. Most of the damaged siding is on the non-historic portions of the house.

Photo Numbers: _____ Illustration Numbers: 7 & 8

HISTORIC PRESERVATION PLAN

6. Foundation

Element/Feature: Foundation

This involves: ☒ An original part of the building
☐ A later addition

Estimated date of Construction: 1906

Describe existing feature:

There is no foundation under any part of the house. There is a plywood skirt at the base of the house in the front to cover the gap between the ground and the floor where the existing grade is below the floor.

We will use a wiped concrete finish to keep the new exposed concrete foundation from being visually obvious.

Per LMC 15-11-14 we meet the criteria for disassembly and reassembly of a historic structure. A licensed structural engineer has certified the structure cannot be reasonably moved intact. The Chief Building Official has found the building to be hazardous and dangerous pursuant to Section 116.1 of the IBC

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

To install a foundation, the existing structure has to be moved. The options are to "Lift" the existing structure as has been done elsewhere or to "Panelize" it.

Lifting the structure in this case would be very risky. The walls and roof do not have the required strength to support themselves. The house is literally like a stack of cards that is warped and out of plumb. To install a support structure that could hold it together so that it could be lifted would also hold it in its warped and out of plumb condition. Furthermore the house sits 20 feet above the street level. Even if it could be lifted, which is doubtful, it would be sitting up on a hillside, very exposed for at least 3 months. If severe weather occurred or even a minor earthquake, everything could be lost in an instance.

It is much safer to support each wall individually and remove them from the site. This will:

1. Guarantee preservation,
2. Allow the new structure to be built precisely to the proper dimensions, plumb and square,
3. Allow the exterior walls to be built with proper weather barrier and insulation which will protect the exterior finish into the future,
4. Allow the maximum amount of protection and preservation of the existing historic portions of the structure.

Photo Numbers: _____ Illustration Numbers: 7 & 8

HISTORIC PRESERVATION PLAN

7. Porches

Element/Feature: Porches

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of Construction: 1955

Describe existing feature:

There are 2 porches existing on the house as it sits today. There is the reconstruction of the historic porch that was part of the original house. While this is in the original location, the roof has been reconstructed and the posts and railing are new. The historic approach to the porch was from the west and that has been changed to approach from the east.

There is a second porch that was added in the 1950's that created a new front door to the house. This porch has a concrete slab on grade floor. This porch will be removed along with the concrete slab on grade.

The historic porch will be reconstructed using materials and details as close to the original design as the architect and builder can determine. We will use photos of the existing building and details of homes from the same period to reconstruct the porch. As shown in Fig 7 & Fig 8. The original porch was built about 1906.

The back porch will also be reconstructed and enclosed to be used as interior space and preserving the exterior walls.

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The original porch, while in the correct location has been reconstructed so that the roof does not follow the original roof line and the steps up to the porch are not in the historic location. The entire structure has been rebuilt in a way that is very insensitive to the historic nature of the house.

The new porch is totally inconsistent with the historic nature of the house. The exterior wall bisects the original wall so the historic window has been removed and replaced with a non-historic window. The historic front door has been removed and replaced with a simple flush wood door. There is a new front door to get in and out of the house that has an aluminum screen door and a flush wood door. The concrete slab on grade has heaved since there is no foundation.

The new construction will be on a solid new foundation and the materials will all be custom milled to fit the historical pattern.

Photo Numbers: _____ Illustration Numbers: 6, 7 & 8

HISTORICAL PRESERVATION PLAN

8. Mechanical System, Utility Systems, Service Equipment & Electrical

Element/Feature: Utilities

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of Construction: 1955

Describe existing feature:

The original house was built with no electricity, no natural gas and no indoor plumbing.

The electrical system in the house now was added in the 1950's. The forced air system that has now been removed was installed in the 1970's. Natural gas was added at some time and perhaps when the forced air system was installed in the 70's.

Every part of the plumbing system of the restored house will be new construction per current codes. No plumbing will be exposed except for the required vents through the roof. These, though will be combine within the historic portion of the house and up through the roof on the rear side of the house to diminish the visual impact.

Every part of the electrical system will also be new construction per current codes. Exterior lighting will be minimal and recessed where possible to minimize the visual impact. The service entry will be below grade and not from the roof.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The electrical supply from the utility comes in overhead into a rain head connection on the roof. This will be relocated onto the proposed addition or underground if that can be arranged.

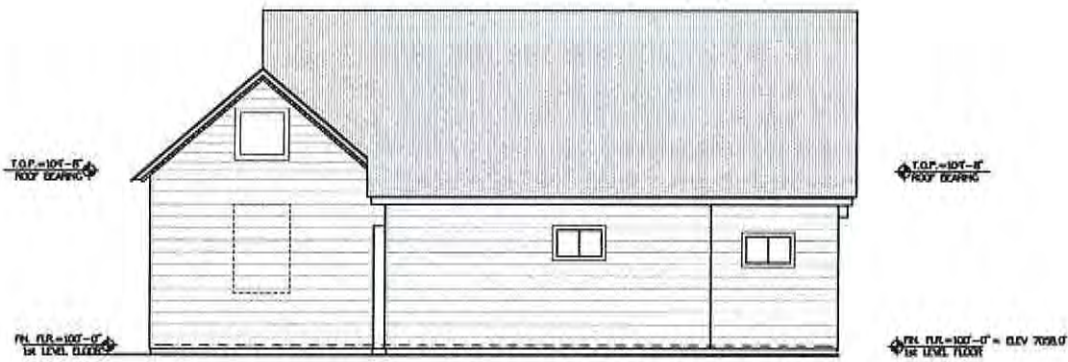
The new electrical will be current and more energy efficient than code requires.

The mechanical heating system will be hot water radiant in-floor heat to eliminate the need for floor penetrations for floor registers. The upper floor bedrooms will be air-conditioned with high efficiency electric heat pumps. This will only be in the non-historic part of the house.

The applicant plans to build the house to LEED certification standards. The goal is at least gold and possibly even Platinum Certification. This will require energy efficiency, high use of recycled materials, the use of sustainable materials and construction methods, efficient lighting and efficient water use both for interior and exterior use.

Photo Numbers: _____ Illustration Numbers: _____

HISTORIC PRESERVATION PLAN



2 EAST ELEVATION
A2.2 SCALE 1/4" = 1'-0"

HISTORICAL PRESERVATION PLAN

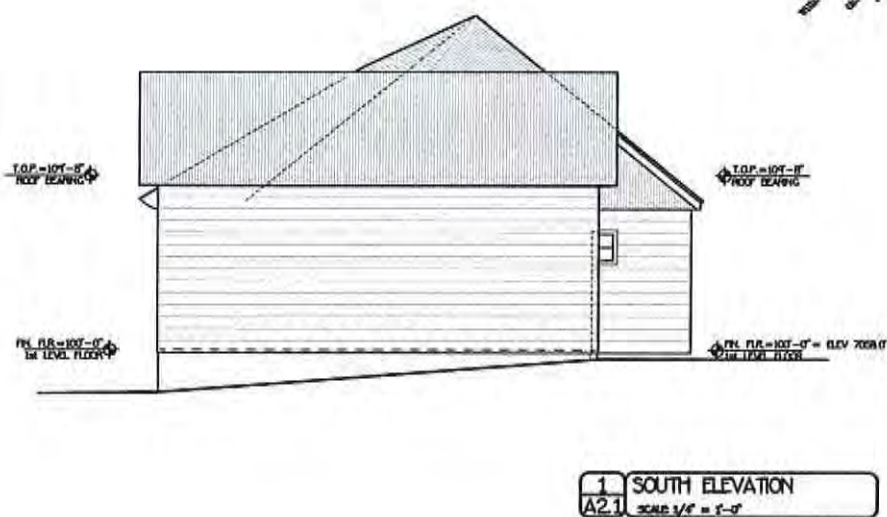


2 VEST ELEVATION
A2.1 SCALE 1/4" = 1'-0"

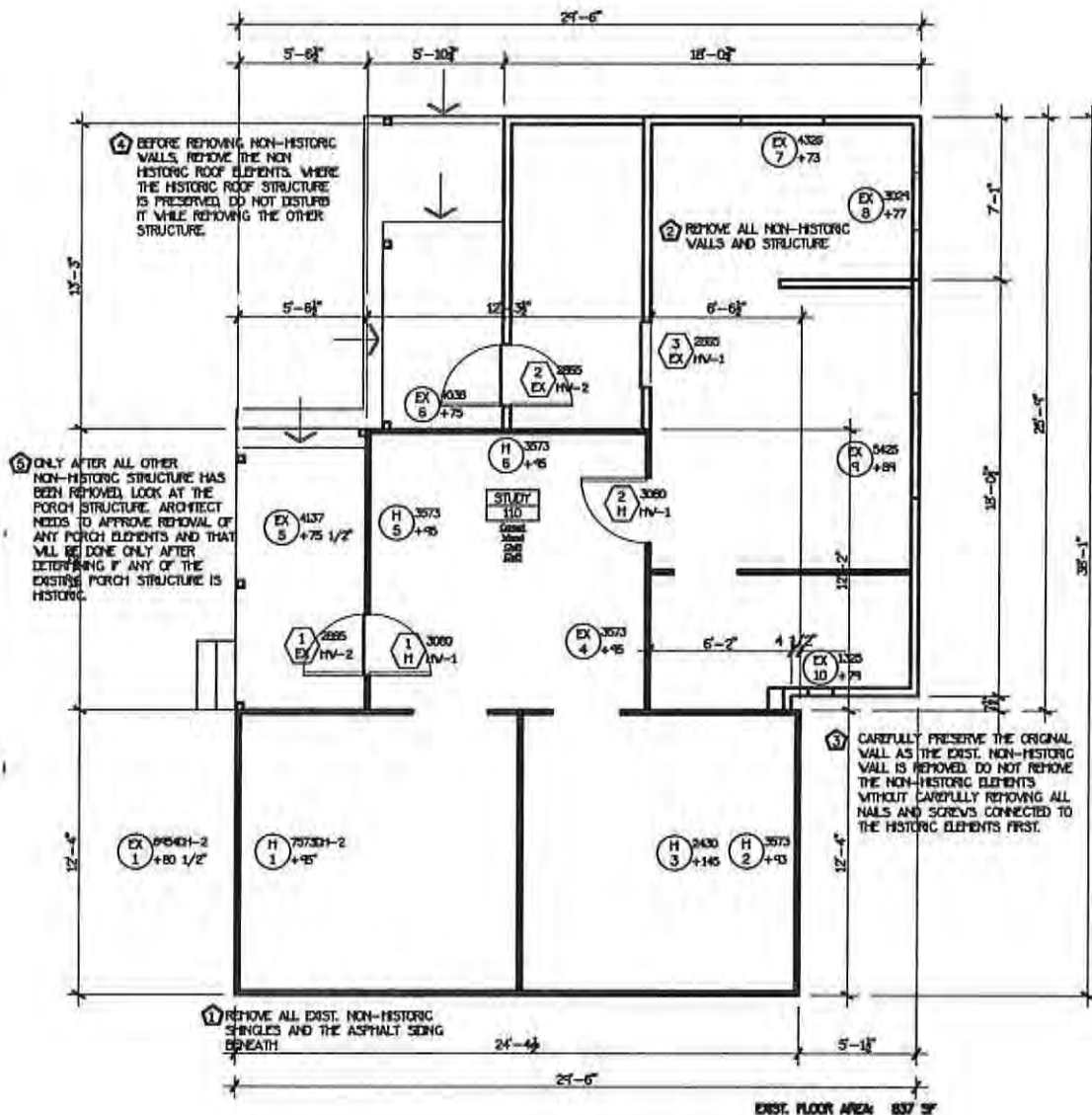
HISTORICAL PRESERVATION PLAN



HISTORICAL PRESERVATION PLAN

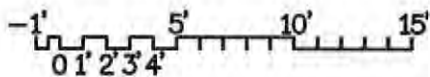
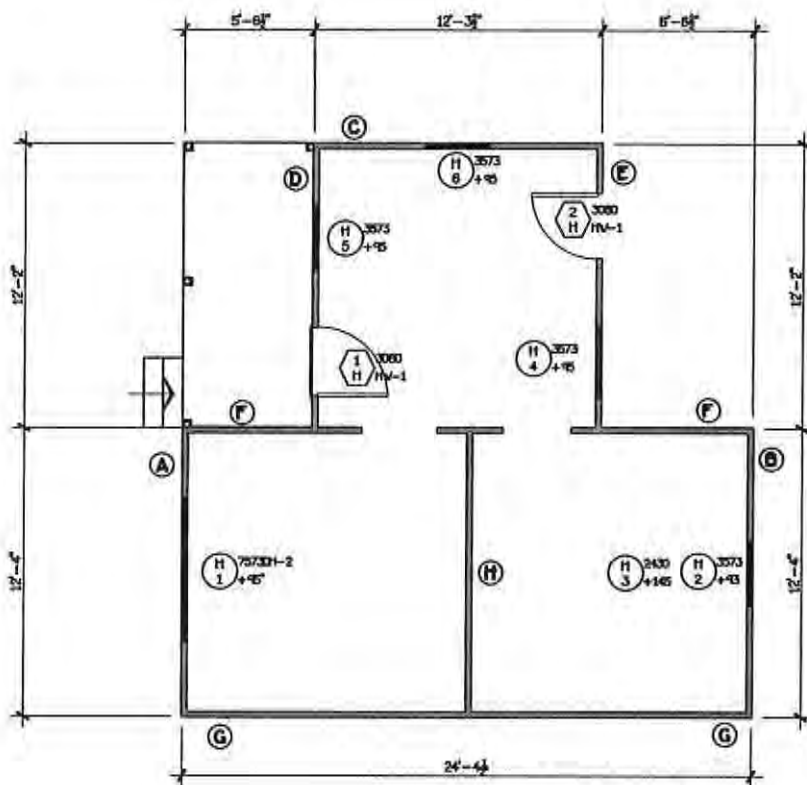


HISTORIC PRESERVATION PLAN



A EXISTING FLOOR PLAN
XL1 SCALE 1/4" = 1'-0"

HISTORICAL PRESERVATION PLAN

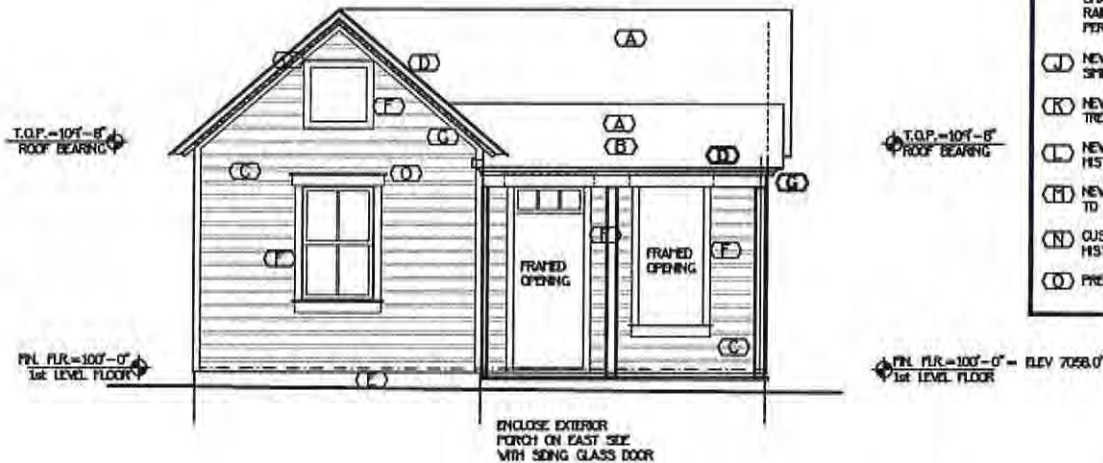


B HISTORIC FLOOR PLAN
X1.1 SCALE 1/4" = 1'-0"

HISTORICAL PRESERVATION PLAN

EXTERIOR FINISHES (REMODEL)

- (A) NEW GALV. STEEL ROOFING WITH FLAT BEAMS OVER SUB-ROOFING
- (B) NEW "ICE & WATERSHIELD" UNDERLAYMENT UP ROOF 72" (TYP) OR MIN 36" ABOVE INSIDE WALL WHICHEVER IS THE LEAST (VALLEYS ALSO)
- (C) HISTORIC 1 X 6 DROP LAP WOOD SIDING - PATCH AND FILL IN WITH EXACT MATCHING PROFILE AS NEEDED
- (D) RECONSTRUCT PAINTED WOOD FASCIA TO MATCH THE ORIGINAL HISTORIC FASCIA (NOT ENOUGH REMAINING TO DO ANY OF THE FINAL FINISH)
- (E) NEW CONCRETE FOUNDATION WASHED WITH STUCCO FINISH WHERE EXPOSED
- (F) NEW WOOD TRIM AROUND WINDOWS AND DOORS TO MATCH HISTORIC TRIM FROM THE PERIOD
- (G) NEW BEAD BOARD SOFFIT (ORIGINAL SOFFIT HAS BEEN LOST)
- (H) NEW WOOD GUARD RAIL 36" HIGH 1 1/2" SQ. BALLUSTERS @ 5' OC V/ SHAPED TOP RAIL AND RECTANGULAR BOTTOM RAIL SIMILAR TO HISTORIC WOOD RAILINGS OF THE PERIOD
- (J) NEW HAND RAIL 36" HIGH SIMILAR TO GUARDRAIL
- (K) NEW DECKING FROM SYNTHETIC WOOD DECKING, TREX OR APPROVED EQUAL
- (L) NEW WOOD WINDOWS WITH NO BRICK MOULD HISTORIC TRIM WILL BE CASED TO WINDOW
- (M) NEW WOOD ENTRY DOOR WITH TRANSOM STYLED TO MATCH HISTORIC DOORS FROM THE PERIOD
- (N) CUSTOM CUT 4 X 4 POSTS TO FIT WITH HISTORIC RAILING DETAIL
- (O) PRE-FIN METAL Drip EDGE



2 EAST ELEVATION
A2.2 SCALE 1/4" = 1'-0"

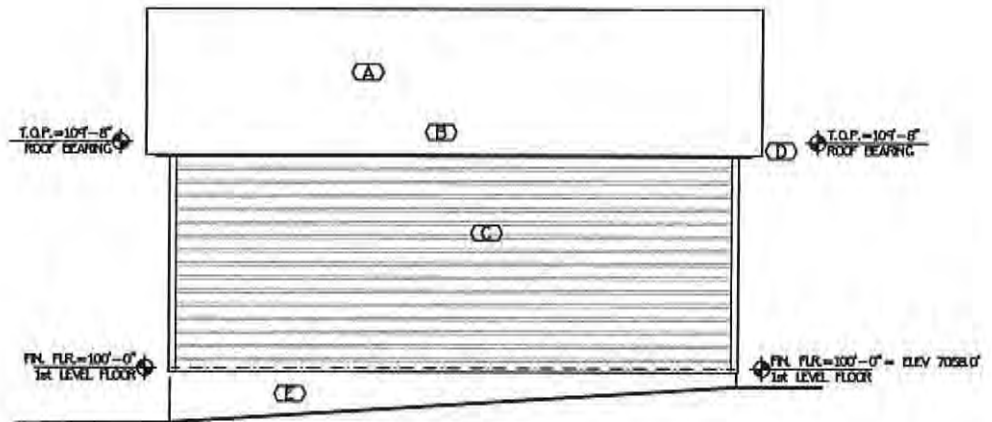


2 WEST ELEVATION
A2.1 SCALE 1/4" = 1'-0"

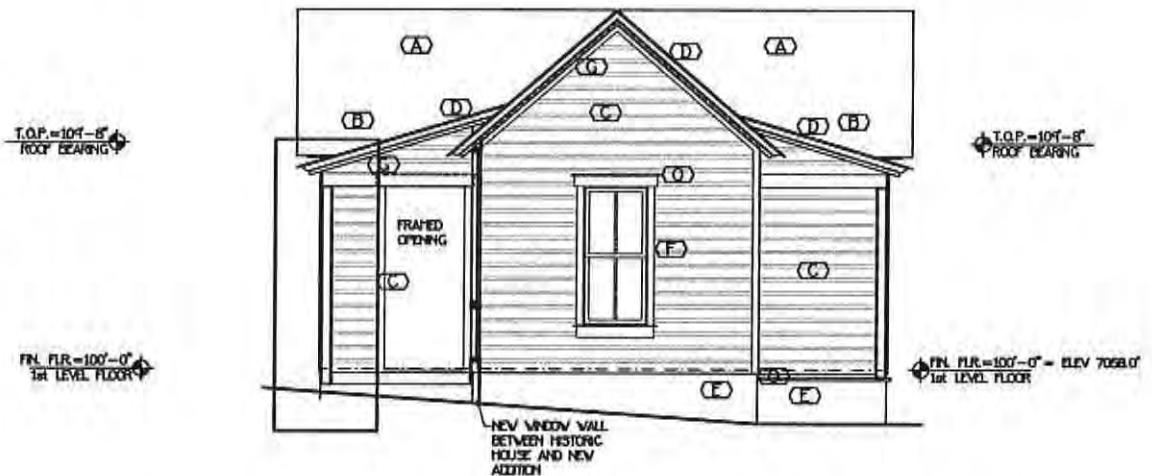
HISTORICAL PRESERVATION PLAN

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- (E) NEW CONCRETE FOUNDATION WASHED WITH STUCCO FINISH WHERE EXPOSED
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- (M) NEW WOOD ENTRY DOOR WITH TRANSOM STYLED TO MATCH HISTORIC DOORS FROM THE PERIOD
- (N) CUSTOM CUT 4 X 4 POSTS TO FIT WITH HISTORIC RAILING DETAIL
- (O) PRE-FIN METAL DRIP EDGE

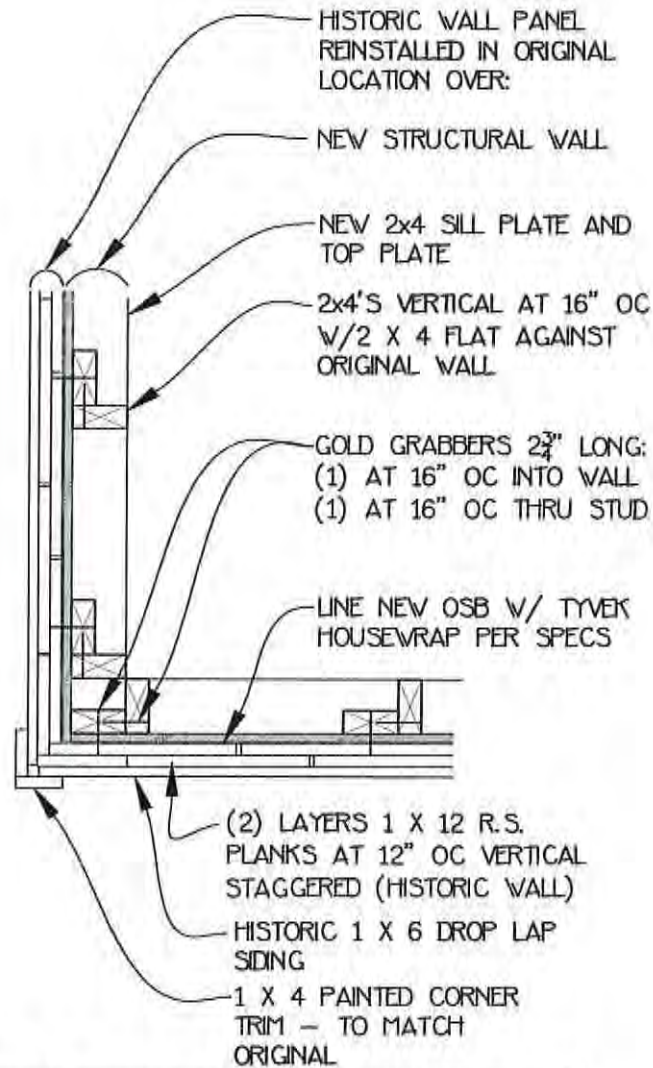


1 SOUTH ELEVATION
A2.1 SCALE 1/4" = 1'-0"



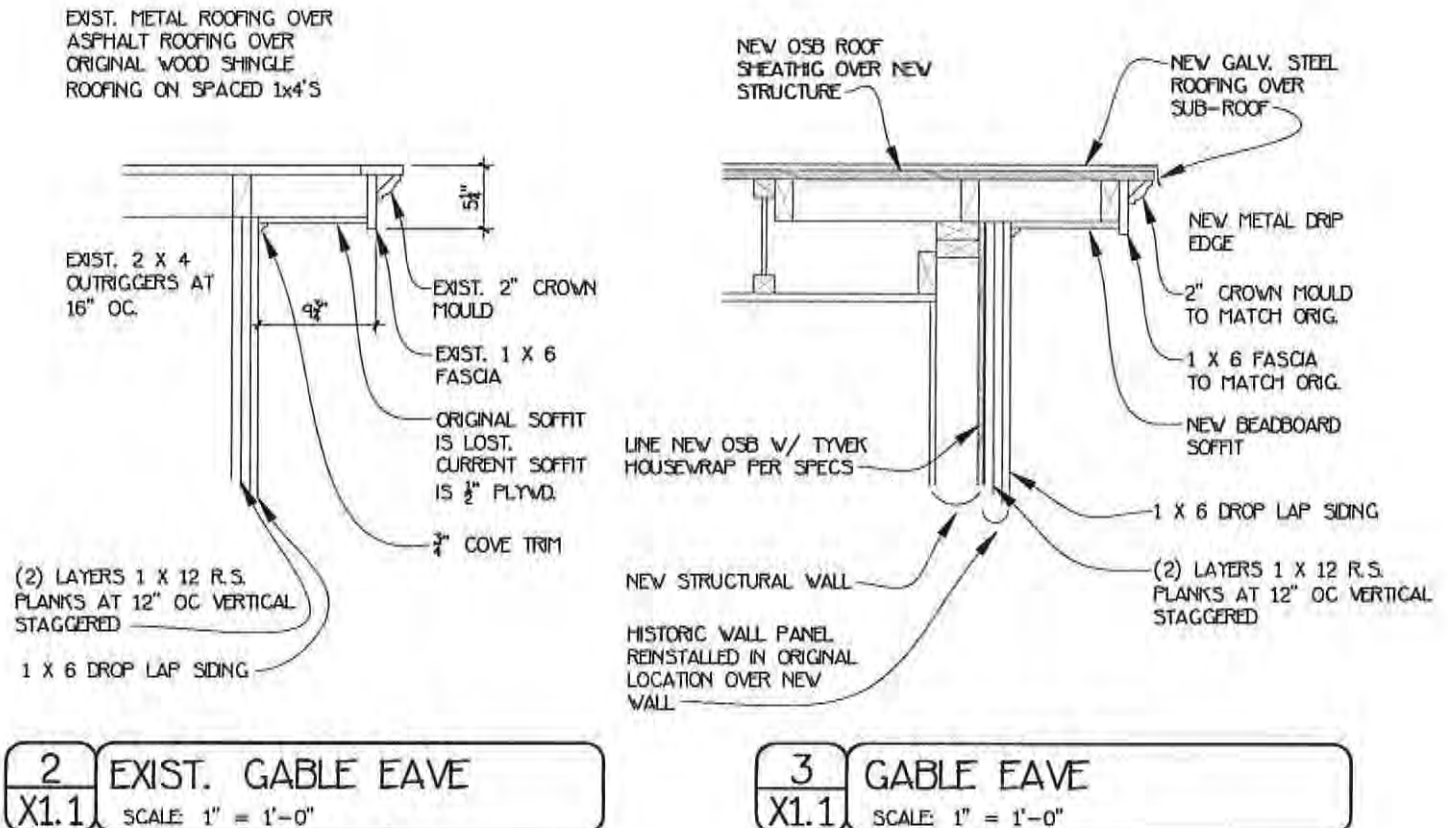
1 NORTH ELEVATION
A2.2 SCALE 1/4" = 1'-0"

HISTORICAL PRESERVATION PLAN

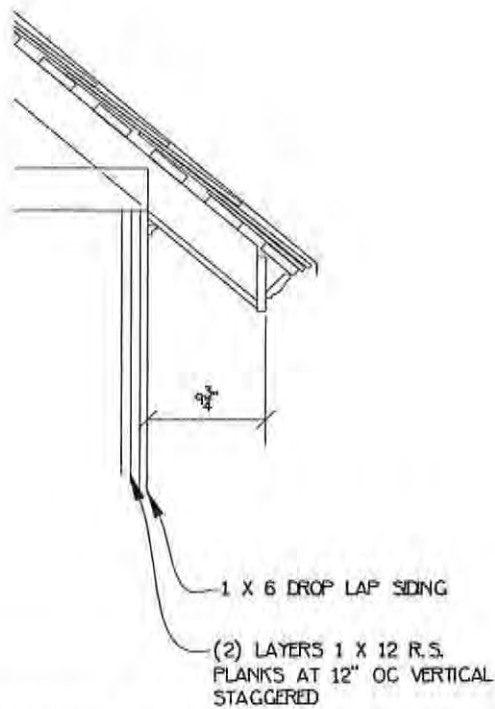


1	WALL CONSTRUCTION
X1.1	
SCALE: 1" = 1'-0"	

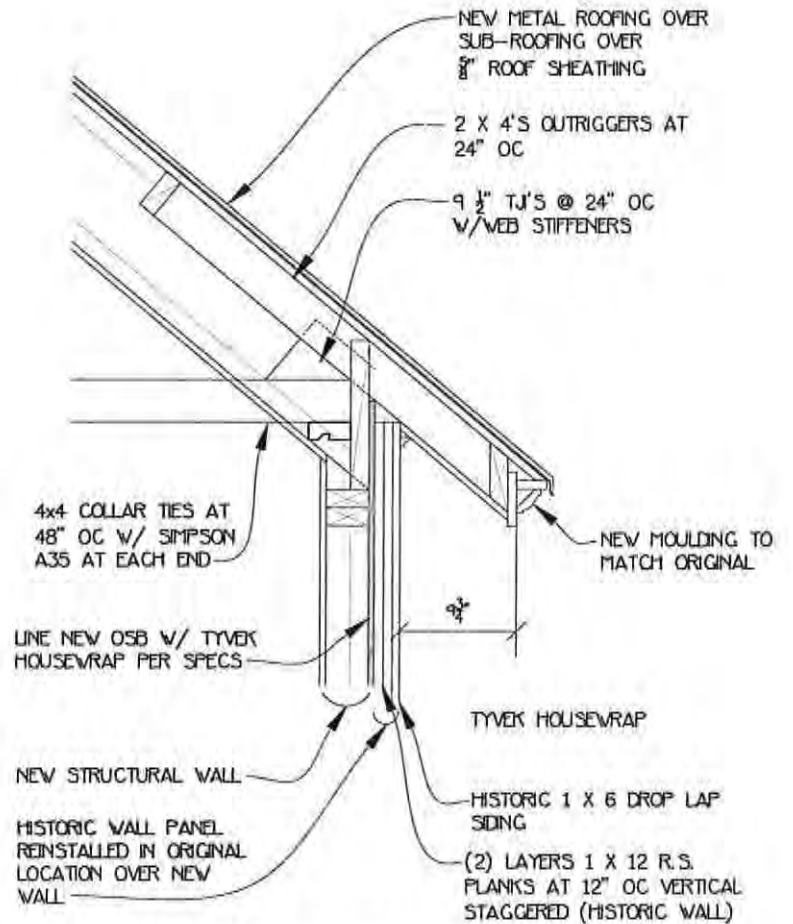
HISTORICAL PRESERVATION PLAN



HISTORICAL PRESERVATION PLAN



4
X1.1 ORIG. EAVE
SCALE: 1" = 1'-0"



5
X1.1 NEW EAVE
SCALE: 1" = 1'-0"

Figure 11

Shen Engineers, Inc. Structural/Seismic Consultants

2225 E. Murray Holladay Rd., Suite 208
Holladay, UT 84117
801.277.2625
801.277.2626fax

100 S. Alameda St., Suite 463
Los Angeles, CA 90012
858.699.2275
801.277.2626fax

Sept. 22, 2015

Mr. Garrett Strong and Bill Mammen
Tall Pine Construction/Mammen and Associates
Park City, Utah

Subject: Physical Condition Report of Park City House
At 422 Ontario Avenue
Park City, Utah

To Whom It May Concern:

We have performed a site investigation of the building above on Sept. 17, 2015 with the general contractor Garrett Strong and the architect Bill Mammen and have done some structural calculations to determine the adequacy of the building. The capacity check of structural members is based on the 2012 International Building Code (2012IBC). The calculations would give us idea on how the structural members are performed. The residence is a historical building. Based on the historical building code, if the members have more than 50% of capacity of what the code is required, the structural members shall be ok.

The conclusions are as follows:

1. The existing roof joists are 2x4 at 24" on center on a sloped roof spanning 8'-0" to 12'-0". The 12'-0" roof joists are 12% capacity of the code. The 8'-0" roof joists are 16% capacity of the code. They need to be upgraded or replaced with new roof joists. We suggest reframing roof ridge and valley beams and installing new roof joists.
2. The existing roof deck is 1x wood plank installed perpendicular to the existing joists. It doesn't have any capacity of shear diaphragm value. Suggest installing new 5/8" plywood or OSB with 10d @ 6" on center nailing.
3. The existing (crawl space) floor joists are 2x6 @ 24" on center spanning 8'-0" to 12'-0". The 12'-0" floor joists are 22% capacity of the code. The 8'-0" floor joists are 57% capacity of the code. They need to be upgraded. The floor sheathing is 1x6 which is ok as per the code for gravity but not for lateral diaphragm. Suggest installing new 3/4" plywood or OSB with 10d @ 6" on center nailing.
4. All the existing headers need to be upgraded. We will review each one of them when design is on process.
5. The existing exterior walls are two layers of 1x12 planks installed horizontally without having any wood studs. The exterior walls are all not strong enough for wind, seismic or gravity loads as well as temporary lifting. Suggest that new 2x4 or 2x6 df#2 or better stud walls at 16" on center need to be installed around the exterior walls. New shear wall sheathing and holdowns also shall be installed to develop a new lateral system.

6. The existing building doesn't have any footings. The existing foundation walls were built with railroad wood and some piled up sand stones. We suggest tearing off the existing foundation walls. New reinforced concrete footing and foundation walls need to be poured for supporting the existing building and forming the frost depth of 40" minimum.
7. The north portion of the building barn is non-historic addition. This portion of existing building shall be removed and re-built.

Overall, the condition of the house is really bad and it would appear the house would not survive a lift without extensive rebuilding prior to. The best course of action will be to deconstruct the home and save the exterior walls as panels where possible.

We hope that the information contained herein will assist you in your planning efforts. Should you have any further questions, please feel free to contact our office at your convenience.

Best Regards,



Henry Shen, SE,
Shen Engineers, Inc.
2225 East Murray Holladay Road, Suite 208
Holladay, Utah 84117



Building and Fire Safety

445 Marsac Avenue, P.O. Box 1480, Park City, UT 84060
Tel 435.615.5100 fax 435.615.4900 www.parkcity.org

February 9, 2017

Anya Grahn
Historic Preservation Planner
Park City Municipal Corporation

RE: 422 Ontario Ave, Park City, Utah 84060

Dear Ms. Grahn:

Please be advised that the structure located on 422 Ontario Avenue, which is being considered for development activity is located at the top of a hill, resulting in a sloped lot. In addition, the structure has had interior demolition activity. As a result, I find this structure to be hazardous and dangerous pursuant to Section 116.1 of the International Building Code.

As a result of the subsequent site constraints, logistical hardship of lifting the existing historic structure and the eminent need to address the current condition, I am supportive of allowing the structure to be panelized. Please note that this recommendation is with the intent of conditions of approval being placed on the management of the construction activity, including but not limited to requiring a phasing plan which identified the timeline of construction, temporary storage location of the historic materials and the standard conditions as outlined by the Historic Guarantee.

Feel free to contact me with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Michelle Downard".

Michelle Downard
Interim Chief Building Official

Historic Preservation Board Staff Report

Author: Anya Grahn, Historic Preservation Planner
Subject: LMC Amendment- Building Height- Roof Pitch
Date: March 1, 2017
Type of Item: Legislative—LMC Amendment

Summary Recommendations

Staff recommends that the Historic Preservation Board review the proposed amendments to the Land Management Code for Chapters 15-2.1-5(C), 15-2.2-5(C), and 15-2.3-6(C) as described in this staff report, open the public hearing, and consider forwarding a positive recommendation to the Planning Commission and City Council.

Description:

Project Name: LMC Amendment regarding Historic Preservation Board Purposes and Historic District or Historic Site Design Review
Applicant: Planning Department
Proposal: Revisions to the Land Management Code

Reason for Review:

Amendments to the Land Management Code (LMC) require Planning Commission recommendation and City Council adoption. The Historic Preservation Board (HPB) may also provide comments to City Council regarding LMC changes.

Background:

As staff has been reviewing and amending the Design Guidelines with the Historic Preservation Board, we have been focusing on compatibility and complementary design. In the past, the HPB has expressed concerns about modern-contemporary architecture for additions and new infill. Staff has found there is increasingly more pressure and demand for flat roofs, as well as rooftop decks in the Historic District. Each of these presents unique concerns and challenges to our historic district.

Staff first proposed Land Management Code (LMC) changes to the Historic Preservation Board on August 3, 2016 [[Packet](#) (starting page 121) and [Minutes](#) (page 16)]. During the meeting, staff heard the following from the HPB:

- Flat roofs and pitch roofs need to work together to reflect the historic character of Old Town.
- Sustainability is important; however, there may be other ways to reaching our goals of sustainability that are not exclusive to flat roofs.
- Overall, the HPB understood the attractiveness of rooftop decks; however, they also found that we needed to maintain the historic character of Old Town. Pitched roofs contribute to this character.
- The HPB requested that staff look for guidance from the National Trust for Historic Preservation and also seek ways to better define and limit green roofs and rooftop decks.

Echoing the public comment received during the meeting, staff has found that there were several factors that contribute to the popularity of rooftop decks:

- Green roofs and rooftop decks are changing the look and feel of Old Town.
- Flat roofs often become rooftop decks. We have heard concerns that these rooftop decks elevate activity levels so that they are now adjacent private living spaces, such as bedrooms. They become noisy and the visibility of people on rooftop detracts from the Old Town experience.
- As developers maximize footprints, there is no longer sufficient open space in the backyards for activity areas. Rooftops become outdoor living areas to compensate for the loss of open space. At that same time, the mass and scale of new houses and additions are increasing because outdoor living spaces have moved to the roof.
- There are sustainability advantages of flat roofs, such as water retention, snow retention, etc.; however, we need to be cognizant of our national and local historic district listings.

Staff has reviewed articles from the National Trust Forum and found the following:

- Green roofs are not the only way to add sustainability features to a historic building. (See [Green Roofs and Historic Buildings: A Matter of Context](#)).
- National Trust recommends three important review standards for new infill within a historic district: characteristics of the property, differentiation of new work from old, and compatibility with existing fabric in terms of materials, features, size, scale, and proportion or massing. New construction does not have to replicate the existing style of the surrounding architecture, but it should be compatible with the surrounding historic district based on:
 - Site placement
 - Height, massing, proportion, and scale
 - Materials
 - Development patterns
 - Architectural characteristics (ornamentation and fenestration)

The Secretary of the Interior's Standards and National Trust do not say that new infill or additions need to be in the same architectural style of the building as this allows the new construction to read as "new". (See [Regulating New Construction in Historic Districts](#).)

- The UK promotes paying attention to the "desirability of preserving or enhancing the character of appearance of [conservation areas]." New construction should be "of its own time" but still preserve and enhance the district by reinforcing local distinctiveness (or character); proportions, mass, and scale, height, location, and materiality. (See [Contemporary Design in Historic Districts—A UK Perspective](#).)

On September 21, 2016, staff held a public outreach session with the design community to discuss flat roofs. The luncheon was attended by architects, contractors, and designers. What we heard was:

- Need a better explanation of *how much* of the roof needs to be vegetated in order to be considered a green roof
- Need definitions of deck, roof deck, and roof terrace
- Better defining the location of the roof deck in relation to streetscape and neighborhood.
- LMC should incorporate height exceptions to incentive pitches.
- Consider wall heights and compatibility on the streetscape

Flat Roofs

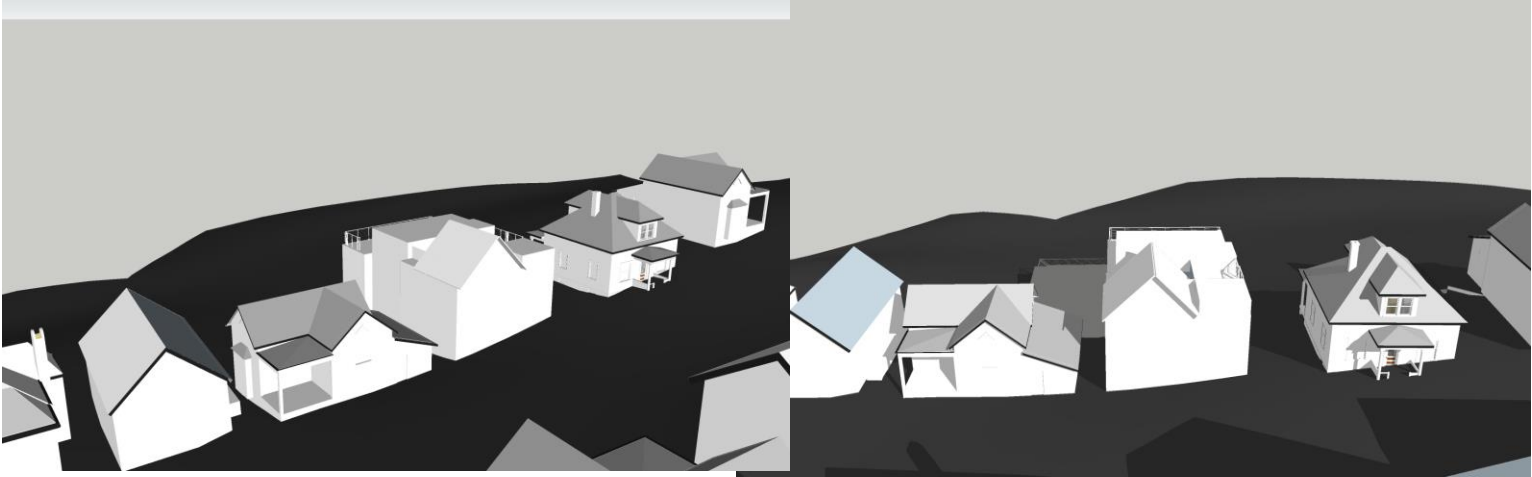
In 2009, staff brought forward LMC amendments to City Council regarding the criteria for Steep Slope Conditional Use Permits (SS-CUP). While the discussion was focused on the review criteria for SS-CUP applications, the proposed LMC amendments included discussions of roof pitch. Staff had met with the Planning Commission and brought forward language requiring a 7:12 to 12:12 roof pitch. This roof pitch was established to be consistent with existing historic structures in order to promote compatible infill. City Council chose to also allow for flat roofs in the historic district so long as they were Green Roofs [[Packet](#) (page 32) and [Minutes](#) (page 2)].

Per the Land Management Code (LMC), the Historic Residential Low-Density (HRL), Historic Residential (HR-1), and Historic Residential (HR-2) state that the primary roof pitch must be between seven: twelve (7:12) and twelve: twelve (12:12); a Green Roof may be below the required 7:12 roof pitch as part of the primary roof design. The remaining historic zoning districts—Historic Residential Medium District (HRM) and Historic Recreation Commercial (HRC) do not provide requirements for roof forms.

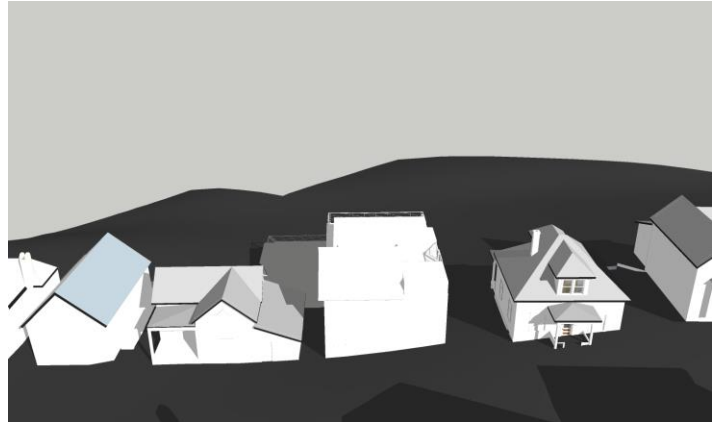
Applicants who favor flat roofs argue that the flat roof reduces the overall volume and mass of the structure, compared to a gable roof, and provide much-needed ceiling height in upper stories. They also find that green roofs offer sustainability benefits such as they provide a roof-level habitat, control storm water run-off, reduce energy costs and provide a space for solar panels, as well as provide green space in dense developments.

As currently written, the LMC allows flat and gable roofs to have the same height. A street-facing gable has less mass and bulk at the height of 27 feet above existing grade than the neighboring flat-roofed box at the same height. Staff finds that it would be better for the flat roof to be consistent with the neighboring wall heights to reduce its mass and bulk.

The renderings below illustrate this point. House A and House B have less mass and relate more to the historic streetscape as they follow the pattern of neighboring wall heights; House B has more mass and bulk at the streetscape. This three-dimensional (3D) drawing assumes that the houses are all two stories and are not built to the maximum height of 27 feet.



House A (front facing gable with flat roof)



House B (side facing gable with flat roof)



House C (flat roof structure)

Discussion requested. Staff finds that wall height impacts the visual compatibility of flat roofs in the historic district. Does the HPB agree?

Rooftop Decks

Staff finds that new infill largely uses flat roofs for rooftop balconies and decks. Decks are not defined by the LMC; however, the Dictionary of Architecture and Construction define them as:

1. The flooring of a building or other structure. 2. A flat open platform, as on a roof. 3. The structural surface to which a roof covering system is applied. 4. The top section of a mansard or curb roof when it is nearly flat.

Decks differ from porches, which are more consistent with the Design Guidelines. The LMC does not define a porch; however, the Dictionary of Architecture and Construction does. It defines it as:

1. An exterior structure that shelters a building entrance. 2. An exterior structure that extends along the outside of a building; usually roofed and generally open-sided, but may also be partially enclosed, screened, or glass-enclosed; it is often an addition to the main structure; also called a veranda, gallery, or piazza; if set within the building structure, it is said to be an integral porch.

Porches are generally smaller than decks, located at an entrance to a house, and covered by a roof.

Staff finds that there is a growing trend to construct decks above living areas. These decks are not the primary roof form of the structure; however, they do consume a significant proportion of the overall roof. As houses step up or down the hillside, these decks become a series of outdoor living spaces. In addition to threatening neighbors' privacy and creating noise pollution, these spaces are not consistent with traditional patterns of development in Old Town. As green roofs are difficult to maintain, staff finds many are being converted to rooftop decks illegally without permits.

The Design Guidelines, as existing, provide limited direction on roof shapes and height. For new construction, the Guidelines say:

#3. A style of architecture should be selected and all elevations of the building should be designed in a manner consistent with a contemporary interpretation of the chosen style. Stylistic elements should not simply be applied to the exterior. Styles that never appeared in Park City should be avoided. Styles that radically conflict with the character of Park City's Historic Sites should also be avoided.

B.1.4 Taller portions of buildings should be constructed so as to minimize obstruction of sunlight to adjacent yards and rooms.

B.1.5 New buildings should not be significantly taller or shorter than surrounding historic buildings.

B.1.6 Windows, balconies and decks should be located in order to respect the existing conditions of neighboring properties

B.2.2 Roofs of new buildings should be visually compatible with the roof shapes and orientation of surrounding Historic Sites.

B.2.3 Roof pitch should be consistent with the style of architecture chosen for the structure and with the surrounding Historic Sites.

B.2.4 Roofs should be designed to minimize snow shedding onto adjacent properties and/or pedestrian paths.

Flat roofs are called out on page 47 of the Design Guidelines as a typical roof form seen in the Historic Districts; however, staff finds that flat roofs were generally limited to historic commercial structures. There are cases when a historic shed addition to a house has a roof pitch of less than 7:12 or may even appear to be flat; however, these shallow-pitched roofs are not the primary roof form of historic residential structures.

To solve the issue of incompatible flat roofs and significant usage of rooftop decks, staff proposes the following amendments to the Land Management Code (LMC):

- A flat roof may be the primary roof structure only if it is a green roof. Hot tubs, outdoor cooking areas, or heated seating areas are not allowed on Green Roofs.
- Decks over enclosed living space are roofs. These roofs may not be part of the primary roof structure and may not exceed 30% of the total roof area for the structure.
- Decks may not be above the second level of the structure.
- Decks over garages are permitted for up to one floor level above Existing Grade.

Staff requests that the Historic Preservation Board review and provide input on the following proposed Land Management Code (LMC) changes. As the Historic Residential Low-Density (HRL), Historic Residential (HR-1), and Historic Residential (HR-2) all share the same roof pitch requirements, staff has chosen to only include our revisions for the HRL District below; however, the amendments to all three sections are outlined in the attached ordinance.

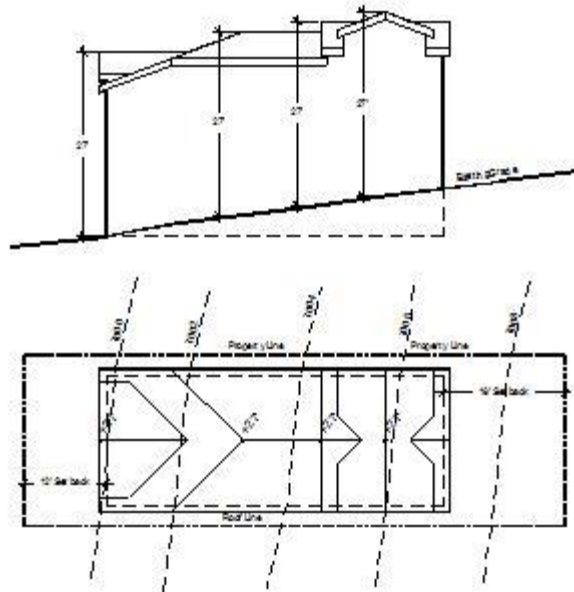
Additionally, Green Roof is defined in the LMC and staff believes the definition addresses how much of the roof needs to be vegetated. It defines it as “a roof of a Building that is covered with vegetation and soil, or a growing medium, planted over a water proofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems. This does not refer to roofs which are colored green, as with green roof shingles.”

Staff is proposing the following revisions:

15-2.1-5 Building Height

No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet (4') of Existing Grade around the periphery of the Structure, except for the placement of approved window wells, emergency egress, and a garage entrance. The following height requirement must be met:

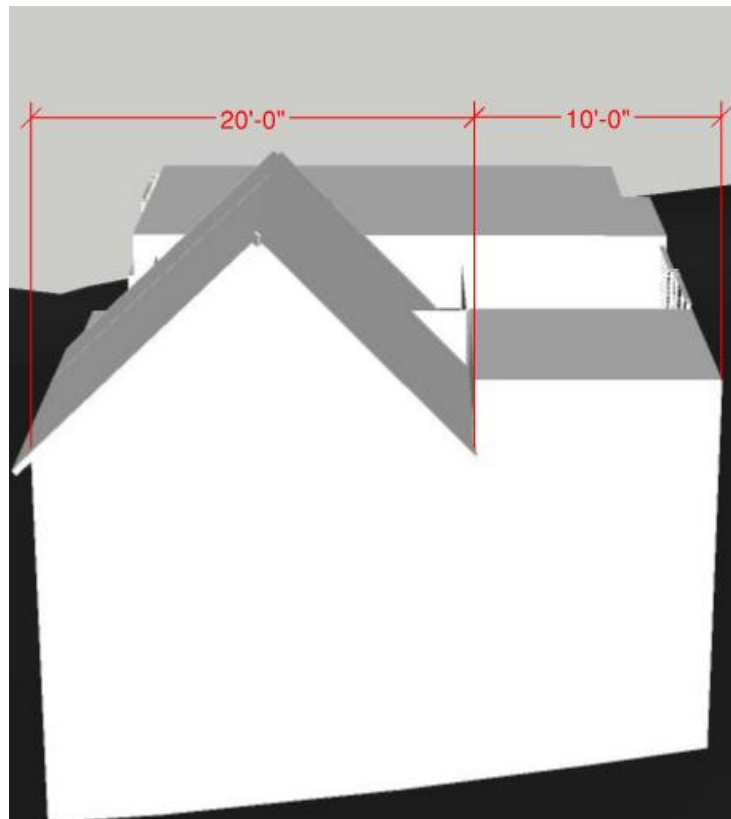
- A. A Structure shall have a maximum height of thirty five feet (35') measured from the lowest floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.
- B. A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.
- C. **ROOF PITCH**. The primary roof pitch must be between seven: twelve (7:12) and twelve: twelve (12:12). A Green Roof may be below the required 7:12 roof pitch as part of the primary roof design. In addition, a roof that is not part of the primary roof design may be below the required 7:12 roof pitch.
 1. A Structure containing a flat roof shall have a maximum height of thirty-five feet (35') measured from the lowest floor plan to the highest wall top plate that supports the ceiling joists or roof rafters. The height of the Green Roof, including the parapets, railing, or similar features shall not exceed twenty four inches (24") above the highest top plate mentioned above.



2. Green Roofs must meet the definition outlined in LMC 15-1.120. No hot tubs, outdoor cooking areas, or seating areas are permitted on Green Roofs.
3. On the Front Façade, the flat roof may not exceed more than thirty percent (30%) of the total length of the Front Façade width. The pitched roof shall

extend for minimum length of twelve feet (12') on the side elevation before becoming a flat roof.

4. Roof Decks shall not be located more than twenty-three feet (23') above Existing Grade, including the height of any required parapets, railings, or similar features. The total square footage of the Roof Deck(s) shall not exceed more than 500 square feet of the overall square footage of the roof plan.



- D. **BUILDING HEIGHT EXCEPTIONS.** The following height exceptions apply:
1. Antennas, chimneys, flues, vents, or similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.
 2. Water towers, mechanical equipment, and associated Screening, when Screened or enclosed, may extend up to five feet (5') above the height of the Building.
 3. **ELEVATOR ACCESS.** The Planning Director may allow additional height to allow for an elevator compliant with American Disability Act (ADA) standards. The Applicant must verify the following:
 - a. The proposed height exception is only for the Area of the elevator. No increase in square footage of the Building is being achieved.
 - b. The proposed option is the only feasible option for the elevator on the Site.

- c. The proposed elevator and floor plans comply with the American Disability Act (ADA) standards.
4. **GARAGE ON DOWNHILL LOT.** The Planning Commission may allow additional Building Height (see entire Section 15-2.1-5) on a downhill Lot to accommodate a single car wide garage in a Tandem Parking configuration; to accommodate circulation, such as stairs and/or an ADA elevator; and to accommodate a reasonably sized front entry area and front porch that provide a Compatible streetscape design. The depth of the garage may not exceed the minimum depth for internal Parking Space(s) as dimensioned within this Code, Section 15-3. The additional Building Height may not exceed thirty-five feet (35') from Existing Grade.

Additionally, staff is proposing to add a definition for decks and rooftop decks:

1.75 Deck:

- A. Deck: an open structure at least twelve inches (12") above the ground that is located in the front yard, rear yard, or side yard of a property.
- B. Deck, Rooftop: an open structure located above the roof framing of a building and above enclosed gross floor area.

Process

Amendments to the Land Management Code require Planning Commission recommendation and City Council adoption. City Council action may be appealed to a court of competent jurisdiction per LMC § 15-1-18.

Department Review

This report has been reviewed by the Legal Department.

Notice

Legal notice of a public hearing was posted in the required public spaces and public notice websites on February 11, 2017, and published in the Park Record on February 11, 2017, per requirements of the Land Management Code.

Public Input

Public hearings are required to be conducted by the Planning Commission and City Council prior to adoption of Land Management Code amendments. Public input was taken at the August 3, 2016, HPB meeting as well as at the Planning Department's public outreach to the design community. Staff has noticed this item for public hearing on March 1, 2016 with the HPB.

Recommendation

The Planning Department requests the Historic Preservation Board open a public hearing, review the possible Land Management Code amendments, and forward a positive recommendation to the Planning Commission and City Council.

Exhibits

Exhibit A – Draft Ordinance

Exhibit A—Draft Ordinance
Ordinance No. 17-

**AN ORDINANCE AMENDING THE LAND MANAGEMENT CODE OF PARK CITY,
UTAH, AMENDING SECTION 15, CHAPTERS 2.1, 2.2, 2.3, AND 2.5 REGARDING
ROOF PITCHES AND LIMITING THE USE OF FLAT ROOFS TO 25% OF THE
TOTAL ROOF STRUCTURE**

WHEREAS, the Land Management Code was adopted by the City Council of Park City, Utah to promote the health, safety and welfare of the residents of Park City; and

WHEREAS, it is in the best interest of the community to periodically amend the Land Management Code to reflect the goals and objectives of the City Council and to align the Code with the Park City General Plan; and

WHEREAS, the City Council finds that the proposed changes to the Land Management Code are necessary to supplement existing zoning regulations to protect Historic structures and the economic investment by owners of similarly situated property (currently Historic); and

WHEREAS, Park City was originally developed as a mining community and much of the City's unique cultural identity is based on the historic character of its mining era buildings; and

WHEREAS, these buildings are among the City's most important cultural, educational, and economic assets;

WHEREAS, individual members of the Historic Preservation Board, ("HPB") the official body to review matters concerning the design of buildings within the City, have made recommendations to City Council to encourage compatible design;

WHEREAS, the pending amendments to the Land Management Code ("LMC") and the Historic District Guidelines and any revisions to the Historic Building Inventory are expected to be completed within the next six months;

NOW, THEREFORE, BE IT ORDAINED by the City Council of Park City, Utah, that:

SECTION 1. AMENDMENTS TO TITLE 15- LAND MANAGEMENT CODE
CHAPTER 2.1 (Historic Residential-Low Density (HRL) District). The recitals above are
incorporated herein as findings of fact. Chapter 2.1 of the Land Management Code of
Park City is hereby amended as redlined (Exhibit A).

SECTION 2. AMENDMENTS TO TITLE 15- LAND MANAGEMENT CODE
CHAPTER 2.2 (Historic Residential (HR-1) District). The recitals above are incorporated

herein as findings of fact. Chapter 2.2 of the Land Management Code of Park City is hereby amended as redlined (Exhibit B).

SECTION 3. AMENDMENTS TO TITLE 15- LAND MANAGEMENT CODE CHAPTER 2.3 (Historic Residential (HR-2) District). The recitals above are incorporated herein as findings of fact. Chapter 2.3 of the Land Management Code of Park City is hereby amended as redlined (Exhibit C).

SECTION 4. AMENDMENTS TO TITLE 15-LAND MANAGEMENT CODE CHAPTER 15 (Definitions). The recitals above are incorporated herein as findings of fact. Chapter 15 of the Land Management Code of Park City is hereby amended as redlined (Exhibit D).

SECTION 5. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED this ____ day of _____, 2017

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, Mayor

Attest:

Michelle Kellogg, City Recorder

Approved as to form:

Mark Harrington, City Attorney

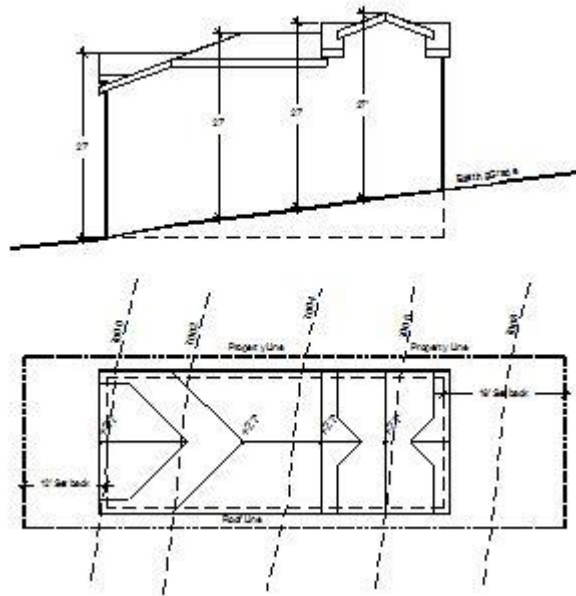
Exhibit A- Amendments to Title 15- Land Management Code Chapter 2.1 (Historic Residential-Low Density (HRL) District), Section 5 (Building Height)

15-2.1-5 Building Height

No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet (4') of Existing Grade around the periphery of the Structure, except for the placement of approved window wells, emergency egress, and a garage entrance. The following height requirement must be met:

- A. A Structure shall have a maximum height of thirty five feet (35') measured from the lowest floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.
- B. A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.
- C. **ROOF PITCH**. The primary roof pitch must be between seven: twelve (7:12) and twelve: twelve (12:12). A Green Roof may be below the required 7:12 roof pitch as part of the primary roof design. In addition, a roof that is not part of the primary roof design may be below the required 7:12 roof pitch.
 - 1. A Structure containing a flat roof shall have a maximum height of thirty-five feet (35') measured from the lowest floor plan to the highest wall top plate that supports the ceiling joists or roof rafters. The height of the green roof, including the parapets, railing, or similar features shall not exceed twenty

four inches (24") above the highest top plate mentioned above.



2. Green Roofs must meet the definition outlined in LMC 15-1.120. No hot tubs, outdoor cooking areas, or seating areas are permitted on Green Roofs.
3. On the Front Facade, the flat roof may not exceed more than thirty percent (30%) of the total length of the Front Façade width. The pitched roof shall extend for minimum length of twelve feet (12') on the side elevation before becoming a flat roof.
4. Roof Decks shall not be located more than twenty-three feet (23') above Existing Grade, including the height of any required parapets, railings, or similar features. The total square footage of the Roof Deck(s) shall not exceed more than 500 square feet of the overall square footage of the roof plan.

D. **BUILDING HEIGHT EXCEPTIONS.** The following height exceptions apply:

1. Antennas, chimneys, flues, vents, or similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.
2. Water towers, mechanical equipment, and associated Screening, when Screened or enclosed, may extend up to five feet (5') above the height of the Building.
3. **ELEVATOR ACCESS.** The Planning Director may allow additional height to allow for an elevator compliant with American Disability Act (ADA) standards. The Applicant must verify the following:

- a. The proposed height exception is only for the Area of the elevator. No increase in square footage of the Building is being achieved.
 - b. The proposed option is the only feasible option for the elevator on the Site.
 - c. The proposed elevator and floor plans comply with the American Disability Act (ADA) standards.
4. **GARAGE ON DOWNHILL LOT.** The Planning Commission may allow additional Building Height (see entire Section 15-2.1-5) on a downhill Lot to accommodate a single car wide garage in a Tandem Parking configuration; to accommodate circulation, such as stairs and/or an ADA elevator; and to accommodate a reasonably sized front entry area and front porch that provide a Compatible streetscape design. The depth of the garage may not exceed the minimum depth for internal Parking Space(s) as dimensioned within this Code, Section 15-3. The additional Building Height may not exceed thirty-five feet (35') from Existing Grade.

Adopted by Ord. 00-15 on 3/2/2000

Amended by Ord. 06-56 on 7/27/2006

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 09-14 on 4/9/2009

Amended by Ord. 09-40 on 11/5/2009

Amended by Ord. 13-48 on 11/21/2013

Amended by Ord. 2016-44 on 9/15/2016

Exhibit B- Amendments to Title 15- Land Management Code Chapter 2.2 (Historic Residential (HR-1) District), Section 5 (Building Height)

15-2.2-5 Building Height

No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. This is the Zone Height. Final Grade must be within four vertical feet (4') of Existing Grade around the periphery of the Structure, except for the placement of approved window wells, emergency egress, and a garage entrance. The following height requirements must be met:

- A. A Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.
- B. A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where the Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.
- C. **ROOF PITCH**. The primary roof pitch must be between seven:twelve (7:12) and twelve:twelve (12:12). A Green Roof may be below the required 7:12 roof pitch as part of the primary roof design. In addition, a roof that is not part of the primary roof design may be below the required 7:12 roof pitch.
 - 1. A Structure containing a flat roof shall have a maximum height of thirty five feet (35') measured from the lowest floor plane to the highest wall top plate that supports the ceiling joists or roof rafters. The height of the green roof, including parapets, railing, or similar features shall not exceed twenty four inches

Figure 10.10 consists of two diagrams illustrating building setbacks on a sloping site. The top diagram is an elevation view showing a building with a gabled roof. The ground line is sloping upwards from left to right. The building's footprint is shown with a dashed line. The setbacks are indicated by vertical lines and dimensions: 27' on the left, 27' on the right, and 27' on the right side of the building. The bottom diagram is a plan view showing the building footprint with dimensions and setbacks. The setbacks are indicated by dashed lines and dimensions: 12' Set back on the left, 12' Set back on the right, and 12' Set back on the right side of the building. The setbacks are also labeled as 12' Set back, 12' Set back, and 12' Set back. The setbacks are also labeled as 12' Set back, 12' Set back, and 12' Set back.

2. Green Roofs must meet the definition outlined in LMC 15-1.120. No hot tubs, outdoor cooking areas, or seating areas are permitted on Green Roofs.
3. On the Front Facade, the flat roof may not exceed more than thirty percent (30%) of the total length of the Front Façade width. The pitched roof shall extend for minimum length of twelve feet (12') on the side elevation before becoming a flat roof.
4. Roof Decks shall not be located more than twenty-three feet (23') above Existing Grade, including the height of any required parapets, railings, or similar features. The total square footage of the Roof Deck(s) shall not exceed more than 500 square feet of the overall square footage of the roof plan.

1. Antennas, chimneys, flues, vents, or similar Structures, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.
2. Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.
3. **ELEVATOR ACCESS.** The Planning Director may allow additional height to allow for an elevator compliant with American Disability Act (ADA) standards. The Applicant must verify the following:

- a. The proposed height exception is only for the Area of the elevator. No increase in square footage is being achieved.
 - b. The proposed option is the only feasible option for the elevator on the Site.
 - c. The proposed elevator and floor plans comply with the American Disability Act (ADA) standards.
4. **GARAGE ON DOWNHILL LOT.** The Planning Commission may allow additional Building Height (see entire Section 15-2.2-5) on a downhill Lot to accommodate a single car wide garage in a Tandem Parking configuration; to accommodate circulation, such as stairs and/or an ADA elevator; and to accommodate a reasonably sized front entry area and front porch that provide a Compatible streetscape design. The depth of the garage may not exceed the minimum depth for internal Parking Space(s) as dimensioned within this Code, Section 15-3. The additional Building Height may not exceed thirty-five feet (35') from Existing Grade.

Adopted by Ord. 00-15 on 3/2/2000

Amended by Ord. 06-56 on 7/27/2006

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 09-14 on 4/9/2009

Amended by Ord. 09-40 on 11/5/2009

Amended by Ord. 13-48 on 11/21/2013

Amended by Ord. 2016-44 on 9/15/2016

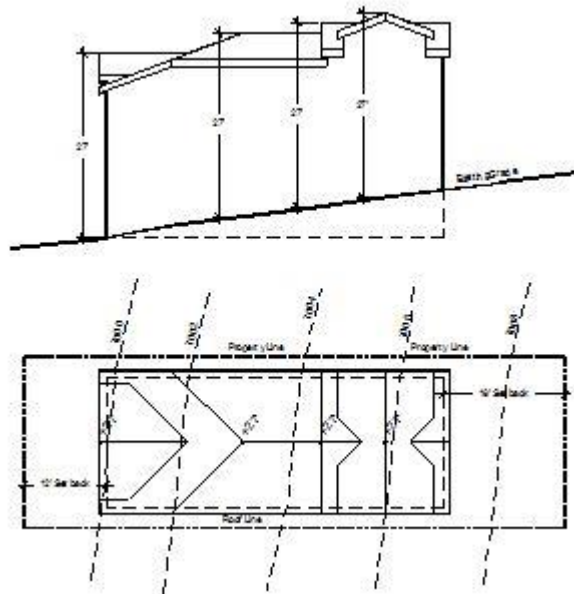
Exhibit C- Amendments to Title 15- Land Management Code Chapter 2.3 (Historic Residential (HR-2) District), Section 6 (Building Height)

No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade. This is the Zone Height.

Final Grade must be within four vertical feet (4') from Existing Grade around the periphery of the Structure, except for the placement of approved window wells, emergency egress, and a garage entrance. The Planning Commission may grant an exception to the Final Grade requirement as part of a Master Planned Development within Subzone A where Final Grade must accommodate zero lot line Setbacks. The following height requirements must be met:

- A. A Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters. The Planning Commission may grant an exception to this requirement as part of a Master Planned Development within Subzone A for the extension of below Grade subterranean HCB Commercial Uses.
- B. A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The Planning Commission may grant an exception to this requirement as part of a Master Planned Development within Subzone A consistent with MPD requirements of Section 15-6-5(F). The horizontal step shall take place at a maximum height of twenty three feet (23') from where Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback, may encroach into the minimum ten foot (10') setback but shall be limited to no more than twenty five percent (25%) of the width of the building encroaching no more than four feet (4') into the setback, subject to compliance with the Design Guidelines for Historic Sites and Historic Districts.
- C. **ROOF PITCH**. The primary roof pitch must be between seven:twelve (7:12) and twelve:twelve (12:12). A Green Roof may be below the required 7:12 roof pitch as part of the primary roof design. In addition, a roof that is not part of the primary roof design may be below the required 7:12 roof pitch.
 - 1. A Structure containing a flat roof shall have a maximum height of thirty five feet (35') measured from the lowest floor plane to the highest wall top plate that supports the ceiling joists or roof rafters. The height of the Green Roof, including the parapets, railings, or similar features shall not exceed

twenty four (24") above the highest top plate mentioned above.



2. Green Roofs must meet the definition outlined in LMC 15-1.120. No hot tubs, outdoor cooking areas, or seating areas are permitted on Green Roofs.
3. On the Front Facade, the flat roof may not exceed more than thirty percent (30%) of the total length of the Front Façade width. The pitched roof shall extend for minimum length of twelve feet (12') on the side elevation before becoming a flat roof.
4. Roof Decks shall not be located more than twenty-three feet (23') above Existing Grade, including the height of any required parapets, railings, or similar features. The total square footage of the Roof Deck(s) shall not exceed more than 500 square feet of the overall square footage of the roof plan.

D. BUILDING HEIGHT EXCEPTIONS. The following height exceptions apply:

1. An antenna, chimney, flue, vent, or similar Structure, may extend up to five feet (5') above the highest point of the Building to comply with International Building Code (IBC) requirements.
2. Water towers, mechanical equipment, and associated Screening, when enclosed or Screened, may extend up to five feet (5') above the height of the Building.
3. **ELEVATOR ACCESS.** The Planning Director may allow additional height to allow for an elevator compliant with American Disability Act (ADA) standards. The Applicant must verify the following:
 - a. The proposed height exception is only for the Area of the elevator. No increase in square footage of the Building is being achieved.

- b. The proposed option is the only feasible option for the elevator on the Site.
 - c. The proposed elevator and floor plans comply with the American Disability Act (ADA) standards.
4. **GARAGE ON DOWNHILL LOT.** The Planning Commission may allow additional Building Height (see entire Section 15-2.3-6) on a downhill Lot to accommodate a single car wide garage in a Tandem configuration; to accommodate circulation, such as stairs and/or an ADA elevator; and to accommodate a reasonably sized front entry area and front porch that provide a Compatible streetscape design. The depth of the garage may not exceed the minimum depth for internal Parking Space(s) as dimensioned within this Code, Section 15-3. The additional height may not exceed thirty-five feet (35') from existing Grade.

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 06-56 on 7/27/2006

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 09-14 on 4/9/2009

Amended by Ord. 09-40 on 11/5/2009

Amended by Ord. 10-14 on 4/15/2010

Amended by Ord. 13-48 on 11/21/2013

Amended by Ord. 2016-44 on 9/15/2016

**Exhibit D- Amendments to Title 15- Land Management Code Chapter 15
(Definitions)**

1.75 Deck:

- A. Deck: an open structure at least twelve inches (12") above the ground that is located in the front yard, rear yard, or side yard of a property.
- B. Deck, Rooftop: an open structure located above the roof framing of a building and above enclosed gross floor area.